

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

**Don't forget to register and stay ahead of the crowd.**

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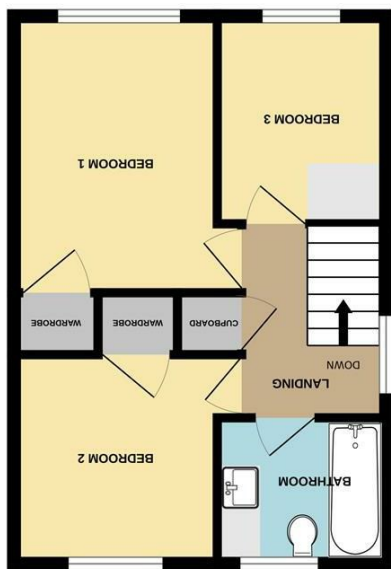
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Get in touch to arrange a viewing!

Like what you see?



**27 Howes Close, Barrs Court, Bristol, BS30 8SA**  
**Offers In Excess Of £375,000**



Council Tax Band: C | Property Tenure: Freehold

THIS CHARMING PROPERTY COULD BE YOUR NEXT DREAM HOME! Located in the ever-popular area of Barrs Court, providing excellent access to local amenities and transport links, this property offers not just a house, but a home where you can create lasting memories. Built in the late 1980's, this delightful link-detached house, offers a perfect blend of comfort and style. Fully double glazed, gas centrally heated and with modern décor throughout, this home is ready to move in and make your own. As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. To the rear of the property is the well-appointed kitchen/diner with integrated appliances, solid wood worktops and soft close country style kitchen cabinets making this a great space for the whole family to enjoy. Patio doors lead into the sizable, tree lined, enclosed rear garden, which is the perfect space for children to play or to host BBQs with friends. Upstairs you'll find a modern and well-designed bathroom with white suite and 3 cosy bedrooms, providing ample space for a growing family or for those in need of a home office. Its position within the cul-de-sac offers privacy and in addition to the wealth of accommodation the property also benefits from a spacious garage (with utility space to the rear), and driveway parking! Don't miss out on the opportunity to make this wonderful property your own - schedule a viewing today and let Howes Close welcome you home!



**Entrance Hall**

5'9 x 3'9 (1.75m x 1.14m)  
Double glazed composite front door, radiator, fuse board, stairs to first floor.

**Lounge**

13'6 x 12'8 max (4.11m x 3.86m max)  
Double glazed box bay window to front, radiator, recessed under stairs storage cupboard.

**Kitchen/Diner**

15'9 x 9'8 (4.80m x 2.95m)  
Double glazed French doors to rear, double glazed window to rear, radiator, range of wall and base units with solid wood worktops over, tiling to walls, under cabinet lighting, 1 1/2 bowl sink and drainer with mixer tap over, inset 4 burner gas hob with cooker hood above, single electric oven, integrated microwave, integrated tall fridge freezer, integrated slim line dishwasher.

**First Floor Landing**

5'11 x 8'2 (1.80m x 2.49m)  
Double glazed window to side, loft hatch to part boarded loft with light, storage cupboard.

**Bedroom One**

8'9 x 12'1 (2.67m x 3.68m)  
Double glazed window to front, radiator, recessed single wardrobe.

**Bedroom Two**

9'1 x 8'7 (2.77m x 2.62m)  
Double glazed window to rear, radiator, recessed single wardrobe.

**Bedroom Three**

8'9 x 6'9 (2.67m x 2.06m)  
Double glazed window to front, radiator, boxing in over stair recess.

**Bathroom**

7'2 x 6'9 (2.18m x 2.06m)  
Double glazed obscured window to rear, spot lights, heated towel rail, tiling to walls, 3 door bathroom cabinet with mirrored doors, double shaving point, vanity unit with 4 soft close draws and inset sink with mixer tap, panelled bath with shower over, and WC.

**Front Garden**

Mainly laid to lawn with slate chipping edging and paved path to front door.

**Rear Garden**

Enclosed by fencing, mainly laid to lawn with patio seating area.

**Garage**

17'3 x 8'2 (5.26m x 2.49m)  
Up and over door to front, personal glass panel door to rear garden, light and power, combi boiler, utility area to rear with wall mounted storage cupboards, unit with inset single sink and drainer, water supply for hose, plumbing for washing machine.

**Driveway**

Driveway parking for one vehicle in front of the garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

