

Like what you see?

Get in touch to arrange a viewing!


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 28 Ellacombe Road, Bristol, BS30 9BA

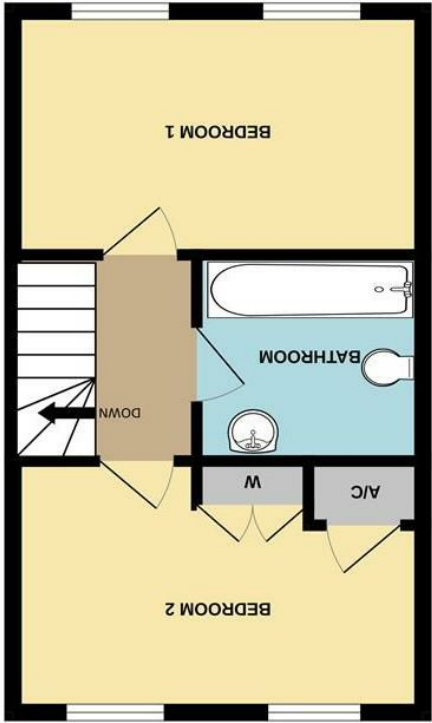
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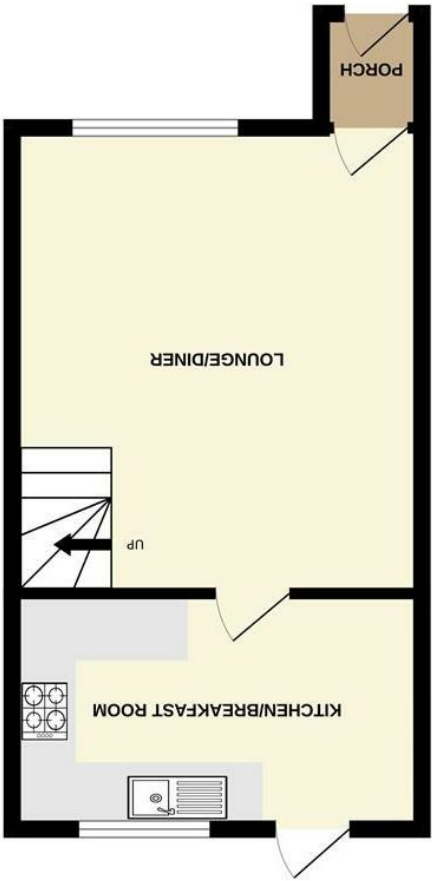
Don't forget to register and stay ahead
 of the crowd.

The Important Bit!

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, however they may be available by separate negotiation. 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/draind 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.



1ST FLOOR



GROUND FLOOR

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73 Bickford Close, Barrs Court, Bristol, BS30 8SG
 Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! Blue Sky welcomes you to this superb two bedroom home located on Bickford Close in the ever popular area of Barrs Court. The property is ideally located close to local amenities, ring road connections and bus stops!! The current vendor has presented this home to a very high standard, a must view!! The accommodation comprises: entrance porch, lounge/diner and kitchen/breakfast room with access to the rear garden. On the first floor can be found the main bedroom, bedroom two boasting built in storage and a well presented bathroom. Externally the property offers parking for two cars located close to the property and a front and good size rear garden!! Call today to arrange your viewing!!



Entrance Porch
3'11" x 3'5" (0.91m'3.35m" x 0.91m'1.52m")
Double glazed door to front, door to lounge/diner.

Lounge/Diner
15'10" x 14'0" (4.57m'3.05m" x 4.27m'0.00m")
Double glazed window to front, two radiators, electric fire with surround and marble hearth, stairs to first floor landing, under stairs storage cupboard.

Kitchen/Breakfast Room
7'9" x 14'0" (2.13m'2.74m" x 4.27m'0.00m")
Double glazed door and window to rear, radiator, spotlights, space for fridge/freezer, wall and base units, worktops, splashbacks, sink and drainer, space for washing machine, cooker hood, gas hob, electric oven, wine rack, integral dishwasher.

First Floor Landing
7'4" x 7'7" (2.13m'1.22m" x 2.13m'2.13m")
Stairs from lounge/diner.

Bedroom One
8'2" x 14'0" (2.49m" x 4.27m'0.00m")
Two double glazed windows to front, radiator.

Bedroom Two
7'3" max x 14'0" max (2.13m'0.91m" max x 4.27m'0.00m" max)
Two double glazed windows to rear, radiator, built in wardrobe with storage above, airing cupboard housing gas combi boiler.

Bathroom
6'0" x 7'4" (1.83m'0.00m" x 2.13m'1.22m")
Extractor fan, WC, wash hand basin, enclosed bath with shower over, shower screen, heated towel rail, tiled walls, loft access (loft part boarded and light).

Front Garden
Pathway to front door, laid to gravel and plants, outside store housing fuse board and meters.

Rear Garden
Enclosed rear garden, outside tap, patio, shed, area laid to lawn, shrubs, decking area, rear access gate.

Parking
Located next door to 74 Bickford Close, tandem parking for two cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

