



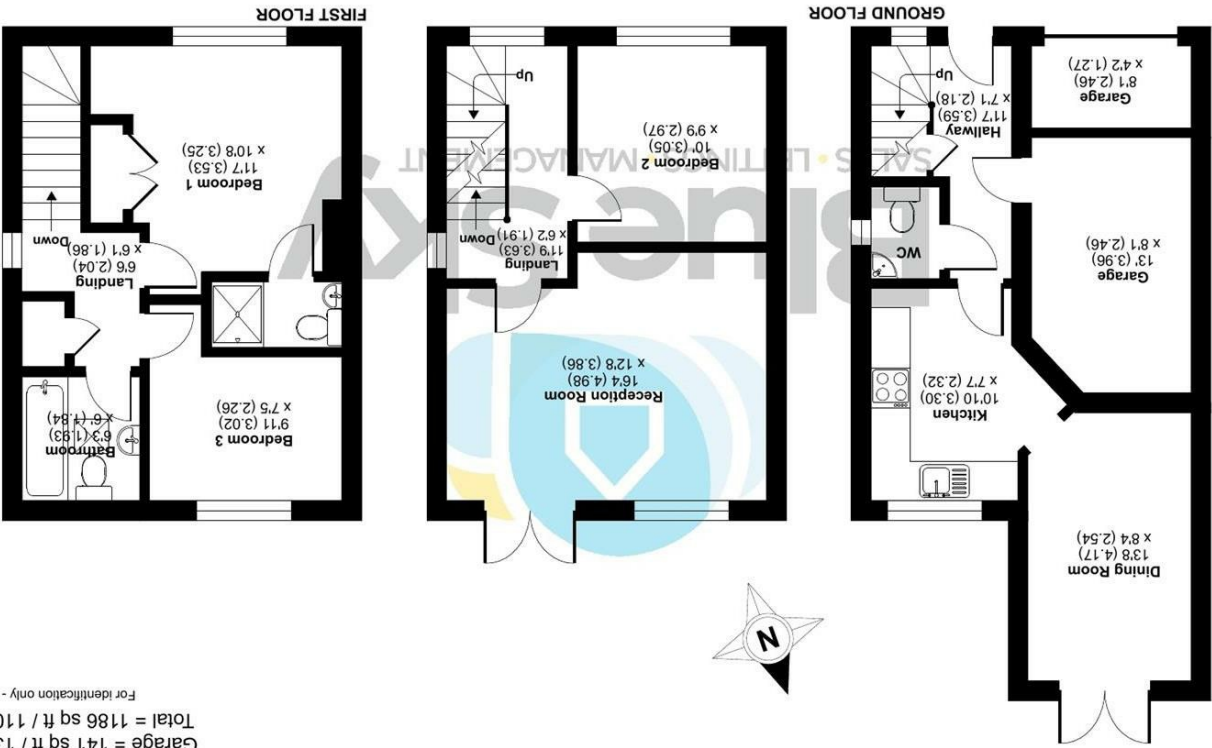
Barter Close, Kingswood, Bristol, BS15

Approximate Area = 1045 sq ft / 97.1 sq m

 Garage = 141 sq ft / 13.1 sq m

 Total = 1186 sq ft / 110.2 sq m

 For identification only - Not to scale



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/drainage 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

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Blue Sky are delighted to offer for sale this three bedroom semi-detached townhouse located on the ever popular development of Barter Close in Kingswood. The property benefits from good access to local amenities, Beacon Rise primary school and Kingswood High Street. The accommodation comprises; entrance hall, cloakroom, kitchen, dining room and access to the garage. On the first floor you will find the lounge and bedroom two. The top floor boasts bedroom one with en-suite, the main bathroom and bedroom three. Externally the property offers a single garage, driveway parking and an enclosed rear garden. Make sure this home is top of your viewing list!



Entrance Hall

11'7" x 7'1" (3.53m x 2.16m)
Double glazed door to front, double glazed window to front, radiator, tiled flooring, under stairs storage cupboard, stairs to first floor landing.

Cloakroom

Double glazed window to side, W.C, wash hand basin, part tiled walls, radiator, tiled flooring, fuse board.

Kitchen

10'10" x 7'7" (3.30m x 2.31m)
Double glazed window to rear, tiled flooring, radiator, wall and base units with worktops, tiled splash backs, cooker hood, gas hob, electric oven, 1 1/2 bowl sink and drainer, space for washing machine, space for fridge/freezer, archway to dining room.

Dining Room

13'8" x 8'4" (4.17m x 2.54m)
Double glazed French doors to rear, tiled flooring, radiator, archway to kitchen.

First Floor Landing

11'9" x 6'2" (3.58m x 1.88m)
Double glazed window to side and to front, radiator.

Lounge

16'4" x 12'8" (4.98m x 3.86m)
Double glazed French doors to rear with Juliet balcony, double glazed window, two radiators.

Bedroom Two

10'0" x 9'9" (3.05m x 2.97m)
Double glazed window to front, radiator.

Second Floor Landing

6'6" x 6'1" (1.98m x 1.85m)
Double glazed window to side, radiator, loft access, airing cupboard housing gas combi boiler.

Bedroom One

11'7" x 10'8" (3.53m x 3.25m)
Double glazed window to front, radiator, built in wardrobe, door to en-suite.

En-Suite

W.C, wash hand basin, radiator, shaver point, shower cubicle, extractor fan, part tiled walls.

Bedroom Three

9'11" x 7'5" (3.02m x 2.26m)
Double glazed window to rear, radiator.

Bathroom

6'3" x 6'0" (1.91m x 1.83m)
Skylight window to rear, W.C, wash hand basin, shaver point, part tiled walls, extractor fan, heated towel rail, enclosed bath with shower head off taps.

Front

Canopy over front door, gravel area.

Garage

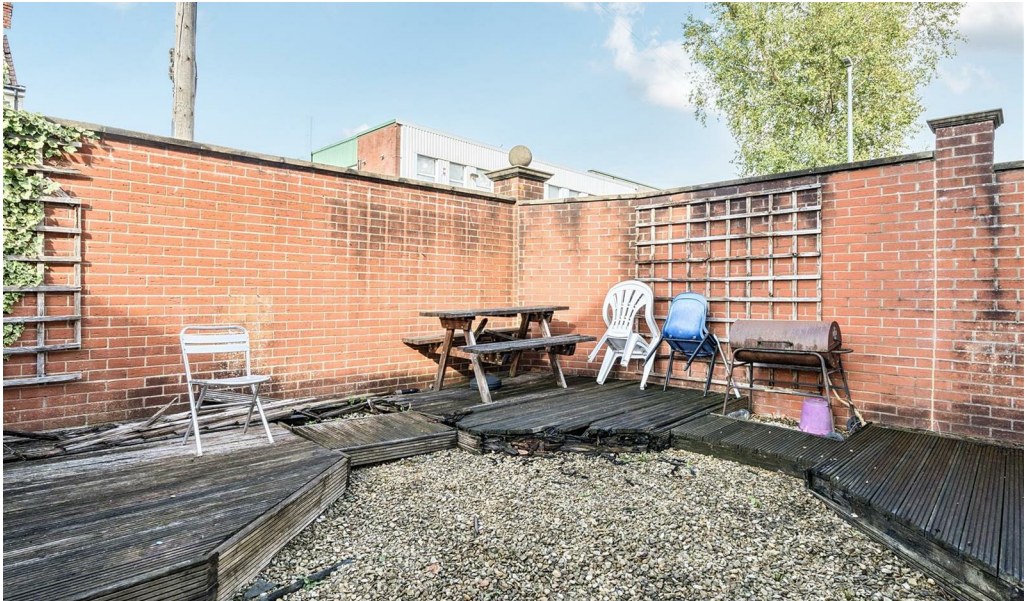
13'0" x 8'1" x 4'2" (3.96m x 2.46m x 1.27m)
Garage is separated into two areas. First area with up and over door to front. Second area with door to hall, power and light.

Driveway

Parking for one car.

Rear Garden

Enclosed, side gate, outside tap, decking area, patio, area laid to gravel.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
EU Directive 2002/91/EC		

