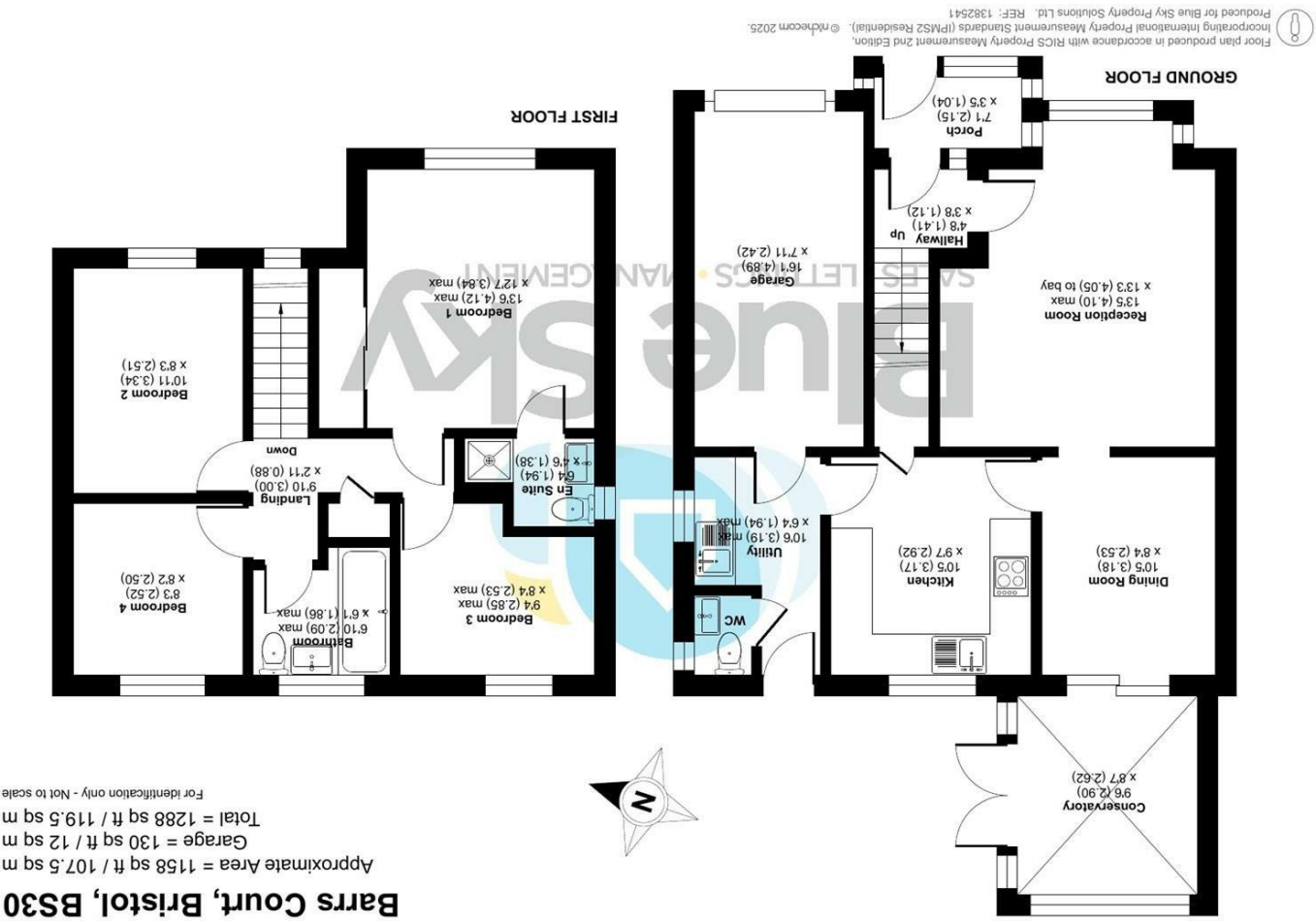




Barrs Court, Bristol, BS30
Approximate Area = 1158 sq ft / 107.5 sq m
Garage = 130 sq ft / 12 sq m
Total = 1288 sq ft / 119.5 sq m
For identification only - Not to scale



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, 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/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: D | Property Tenure: Freehold

WELCOME TO YOUR FOREVER HOME! On the hunt for a quiet cul-de-sac in Barrs Court then look no further, situated in the ever popular Horsecroft Gardens is this ideal detached family home! The current vendors have maintained this property to a good condition throughout and located close to local schools, play areas and retail parks, its an ideal spot! The accommodation comprises: entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, utility room and downstairs WC on the ground floor. The first floor boasts four good size bedrooms (bedroom one offering an en-suite) and the main bathroom. Externally the property benefits from an integral garage, driveway with parking for two cars, front garden and a private enclosed rear garden offering patio and lawn areas. Make sure this detached home is top of your viewing list!!



Entrance Porch

7'1" x 3'5" (2.16m x 1.04m)
Double windows and double glazed door to front, tiled flooring.

Entrance Hall

4'8" x 3'8" (1.42m x 1.12m)
Door and window to front, tiled flooring, radiator, stairs to first floor landing, door to lounge.

Lounge

13'5" max x 13'3" into bay (4.09m max x 4.04m into bay)
Double glazed bay window to front, radiator, dado rail, electric fire and surround.

Dining Room

10'5" x 8'4" (3.18m x 2.54m)
Double glazed patio doors to conservatory, dado rail, radiator.

Conservatory

9'6" x 8'7" (2.90m x 2.62m)
Of brick and UPVC construction, electric skylight window, wood effect flooring, double glazed windows, double glazed French doors to rear garden.

Kitchen

10'5" x 9'7" (3.18m x 2.92m)
Double glazed window to rear, wall and base units with worktops over, tiled splash backs, sink and drainer, space for gas cooker, space for dishwasher, space for fridge, radiator, under stairs storage cupboard, tiled flooring, under unit lighting.

Utility Room

10'6" max x 6'4" max (3.20m max x 1.93m max)
Double glazed window to side, double glazed door to rear garden, door to garage, tiled flooring, radiator, worktop and base units, sink and drainer, tiled splash backs, space for freezer, space for washing machine.

Cloakroom

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

First Floor Landing

9'10" x 2'11" (3.00m x 0.89m)
Double glazed window to front, loft access (part boarded), airing cupboard with water tank.

Bedroom One

13'6" max x 12'7" max (4.11m max x 3.84m max)
Double glazed window to front, radiator, built in wardrobe unit with sliding doors, door to en-suite.

En-Suite

6'4" x 4'6" (1.93m x 1.37m)
Double glazed window to side, shower cubicle, W.C. wash hand basin, shaver point, part tiled walls, radiator, vinyl flooring.

Bedroom Two

10'11" x 8'3" (3.33m x 2.51m)
Double glazed window to front, radiator.

Bedroom Three

9'4" max x 8'4" max (2.84m max x 2.54m max)
Double glazed window to rear, radiator.

Bedroom Four

8'3" x 8'2" (2.51m x 2.49m)
Double glazed window to rear, radiator.

Bathroom

6'10" max x 6'1" max (2.08m max x 1.85m max)
Double glazed window to rear, W.C. wash hand basin, shaver point, part tiled walls, enclosed bath with shower head off taps, radiator.

Front Garden

Gated side access, lawn area, tree, shrubs.

Rear Garden

Enclosed rear garden, gated side access, outside tap, patio area, green house, lawn area, shed, plants and shrubs.

Garage

16'1" x 7'11" (4.90m x 2.41m)
Up and over door to front, door to utility room, fuse board, gas boiler, power and light.

Driveway

Driveway parking to front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(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		EU Directive 2002/91/EC 

