



**33 Bickford Close, Barrs Court, Bristol, BS30 8SG**  
**Offers In Excess Of £290,000**



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 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/drain 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.



Council Tax Band: C | Property Tenure: Freehold

**BEAUTIFULLY PRESENTED!** Nestled in the popular cul-de-sac of Bickford Close, Barrs Court, Bristol, this charming end-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two double bedrooms, ensuring ample room for relaxation and rest. The well-designed layout features a welcoming lounge/diner, perfect for entertaining guests or enjoying family meals, alongside a delightful conservatory that invites natural light and offers a serene space to unwind. The house is equipped with two bathrooms, including a convenient cloakroom, catering to the needs of modern living. The kitchen is functional and well-appointed, making meal preparation a pleasure. Outside, the good-sized rear garden provides an oasis for outdoor activities, gardening, or simply enjoying the fresh air. Parking is a breeze with a garage and driveway parking. The property is conveniently situated close to local school and amenities, making it ideal for families. Additionally, easy access to the ring road ensures that commuting and exploring the wider area is straightforward. Don't miss the chance to make this lovely property your own.



**Entrance Hall**

Double glazed door to front, radiator, wood effect flooring, storage cupboard.

**Cloakroom**

Wash hand basin, W.C, wood effect flooring, extractor fan.

**Kitchen**

8' x 6'7 (2.44m x 2.01m)

Double glazed window to front, wall and base units with worktops over, sink and drainer, display cabinet, space for gas cooker, space for freezer, space for fridge, wood effect flooring.

**Lounge/Diner**

15'1 x 12'7 (4.60m x 3.84m)

Double glazed window to rear, stairs rising to first floor, wood effect flooring, two radiators, double glazed door to conservatory.

**Conservatory**

12'3 x 7'7 (3.73m x 2.31m)

Windows to sides and rear, patio doors to rear garden, wood effect flooring.

**First Floor Landing**

Doors to all first floor rooms.

**Bedroom One**

12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear, radiator, built-in wardrobe with sliding doors (housing gas combi boiler), over stairs storage cupboard.

**Bedroom Two**

12'8 x 8'1 (3.86m x 2.46m)

Two double glazed windows to front, radiator.

**Bathroom**

7'4 x 6'2 (2.24m x 1.88m)

Double glazed window to side, W.C, vanity wash hand basin, enclosed bath with shower over, shower screen, part tiled walls, shaver point, bathroom cabinet, tiled effect flooring, heated towel rail, loft access (with drop down ladder and part boarded).

**Front Garden**

Laid to decorative chippings, canopy over front door, shrubs and plants.

**Front Store**

Housing fuse board, gas and electric meters, outside tap.

**Driveway**

Driveway parking for two cars. One bay in front of the garage and the other bay in the front garden.

**Garage**

17'2 x 8'3 (5.23m x 2.51m)

Door and window to rear, up and over door to front, power and light, fuse board, eaves storage, plumbing for washing machine.

**Rear Garden**

Enclosed garden with two patio areas, door to garage, gravel, outside tap, lawn area, sleeper boarder of plants and shrubs.

**Shed**

7'9 x 6'7 max (2.36m x 2.01m max)

Door and window.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

