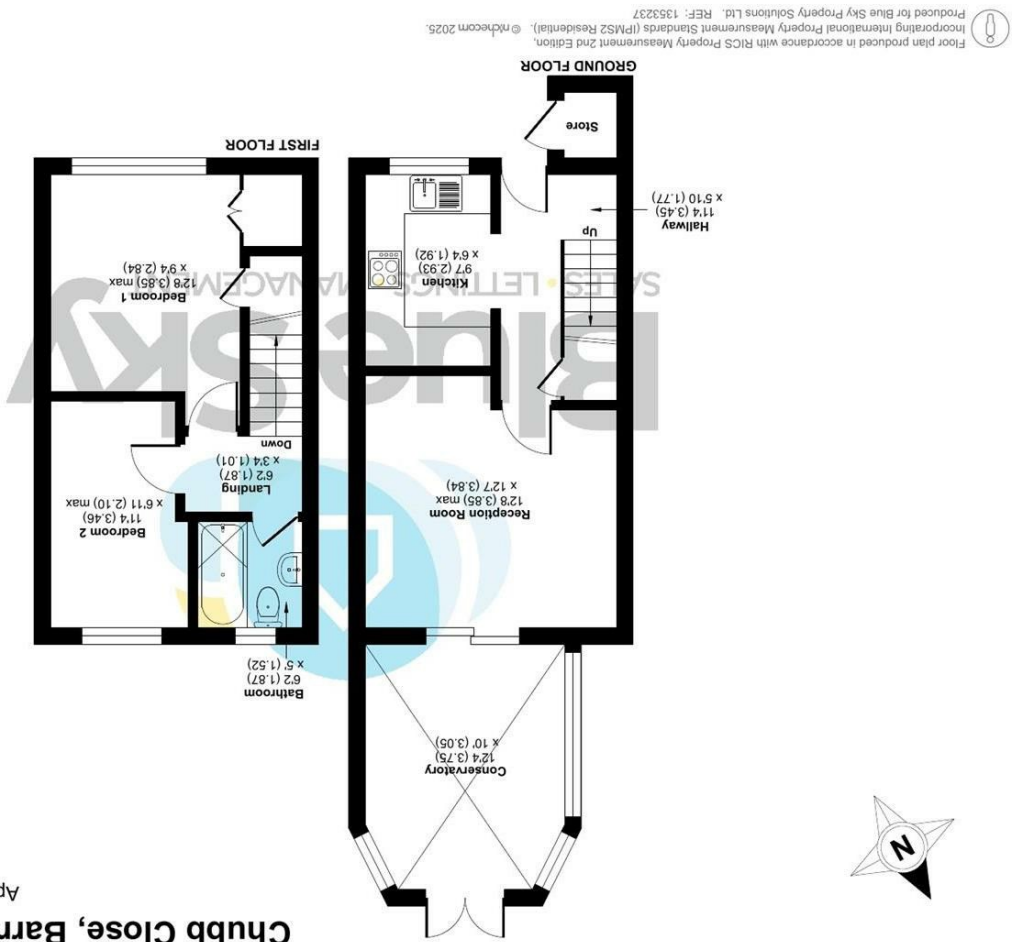




Chubb Close, Barrs Court, Bristol, BS30

Approximate Area = 698 sq ft / 64.8 sq m
 Outbuilding = 9 sq ft / 0.8 sq m
 Total = 707 sq ft / 65.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2025.

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

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

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See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: C | Property Tenure: Freehold

CUL-DE-SAC LOCATION!! Blue Sky welcomes you to this superb two bedroom home located on Chubb Close in the ever popular area of Barrs Court. The property is ideally located close to local amenities, ring road connections and school. The position also benefits from a pleasant green outlook from the properties front windows. The accommodation comprises: entrance hall, kitchen to front, lounge/diner to rear with access to the spacious conservatory. On the first floor can be found the main bedroom with built in wardrobe, bedroom two and a well presented bathroom. Externally the property offers parking to front for two cars and rear garden, perfect space to unwind and relax in!! Don't miss out on this wonderful home, call today to arrange your viewing!!



Entrance Hall

11'4" x 5'10" (3.45m x 1.78m)
Double glazed door to the front, radiator, fuse board, stairs to first floor landing, under stairs storage cupboard, spotlights, oak flooring.

Kitchen

9'7" x 6'4" (2.92m x 1.93m)
Double glazed window to the front, wall & base units, spotlights, worktops, tiled splashbacks, 1 1/2 bowl sink and drainer, gas hob and electric oven, cooker hood, oak flooring, cupboard with gas boiler, integral for fridge/freezer, integrated washing machine, plinth lighting, under unit lighting, integrated dishwasher, heated towel rail.

Lounge/Diner

12'8" max x 12'7" (3.86m max x 3.84m)
Radiator, oak flooring, double glazed patio doors to conservatory.

Conservatory

12'4" x 10'0" (3.76m x 3.05m)
Electric heater, oak flooring, of brick and UPVC construction, double glazing windows, double glazed French doors to rear garden.

First Floor Landing

6'2" x 3'4" (1.88m x 1.02m)
Loft to access (ladder, part boarded, light).

Bedroom One

12'8" max x 9'4" (3.86m max x 2.84m)
Double glazed window to front, radiator, built in wardrobe with power sockets, over stairs storage cupboard with hot water tank.

Bedroom Two

11'4" x 6'11" max (3.45m x 2.11m max)
Double glazed window to the rear, radiator.

Bathroom

6'2" x 5'0" (1.88m x 1.52m)
Double glazed window to rear, W.C, wash hand basin with vanity, extractor fan, spotlights, heated towel rail, tiled walls, tiled flooring, enclosed bath with shower over, shower screen, shaver point, under floor heating.

Front

Outside tap, patio area.

Outside Store

Shelves, door to front.

Parking

Space for two cars at front of property.

Rear Garden

Enclosed rear garden, patio area, lawn area, shed, shrubs, rear gate to pedestrian pathway.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | 68 |
| (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 | | |

