



80 PARKWALL ROAD
BARRS COURT
BRISTOL
BS30 8HE
£395,000

POSITIONED WITHIN A POPULAR AREA OF BARRS COURT, OFFERING EXCELLENT LINKS TO BRISTOL RING ROAD CAN BE FOUND THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOME.

Sit within a generous plot, this sizeable property benefits a driveway providing off street parking, a detached single garage to the side aspect and the perfect family rear garden.

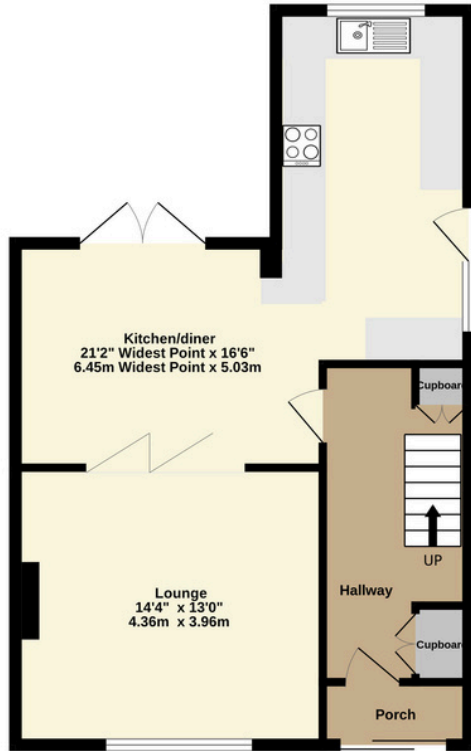
Internally the accommodation is well presented throughout, and offers generous room proportions across two floors. The property welcomes with an entrance porch opening to the hallway. The extended ground floor offers a large open plan kitchen/diner lending itself as an ideal entertaining space, and benefits from French doors out to the attractive rear garden. Feature Bi-Folding doors lead from the entertaining area through to a comfortable lounge which sits to the front aspect. To the first floor, the property offers three bedrooms, all of which are comfortable double rooms, and a three piece family bathroom.

A welcoming family home both inside and out, worthy of a visit!

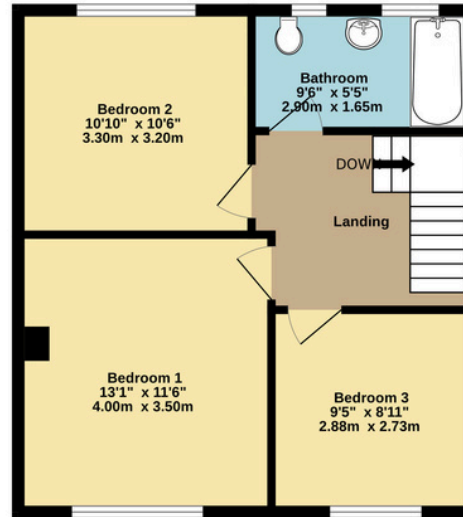




Ground Floor
590 sq.ft. (54.8 sq.m.) approx.



1st Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

80, Parkwall Road BRISTOL BS30 8HE	Energy rating	Valid until:	15 April 2029
	E	Certificate number:	9068-9001-7234-6241-0934

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

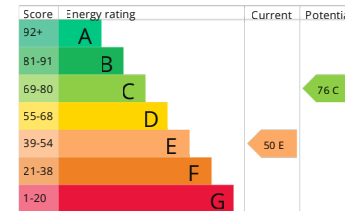
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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