



43, Howes Close, Barrs Court, Bristol, South  
Gloucestershire, BS30 8SB

£355,000

Offered for sale with no onward chain, this delightful three-bedroom link-detached home is ideally situated in a popular cul-de-sac in Barrs Court. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a spacious lounge, and a modern open-plan kitchen/dining room. French doors from the kitchen open into a bright conservatory, offering views over the rear garden and creating a perfect space for relaxing or entertaining. Upstairs, the property features three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from driveway parking leading to a single garage. The rear garden is private, enclosed, and low maintenance, with artificial lawn and a patio area ideal for outdoor dining and summer BBQs. Additional features include gas central heating and uPVC double glazing throughout. Conveniently located, the property offers excellent access to the Ring Road, as well as both Bristol and Bath city centres. Nearby amenities include a leisure complex, local schools, and Gallagher Retail Park. Early viewing is highly recommended.

### Entrance

The entrance is through a Upvc double glazed door into the entrance porch, inset spotlight, utility meters, obscure glazed door into the entrance hallway.

### Entrance Hallway

Staircase to the first floor, radiator, tiled flooring, inset spotlights, pert glazed door into the lounge.

### Lounge

13' 6" x 12' 6" (4.12m x 3.81m)

Upvc double glazed window to the front, radiator, inset spot lights, part glazed door into the kitchen/dining room.

### Kitchen/Diner

15' 9" x 9' 8" (4.80m x 2.94m)

Upvc double glazed window to the rear, double glazed sliding patio doors to the conservatory, inset spot lights, tiled flooring, range of wall and base units with square edge work tops and upstands, tiled splash backs, stainless steel sink with mixer tap, integrated fridge and freezer, integrated oven , stainless steel gas hob, stainless steel cooker hood over, space for a

washing machine.

### Conservatory

9' 8" x 7' 6" (2.94m x 2.28m)

Upvc double glazed construction with a poly-carbonate roof, power and light supply.

### First Floor Landing

Upvc double glazed window to the side, access to loft space, cupboard housing 'Worcester ' gas boiler (fitted 2024), further storage cupboard, doors to bedrooms and family bathroom.

### Bedroom One

12' 2" x 8' 9" (3.72m x 2.66m)

Upvc double glazed window to the front, radiator, fitted storage cupboard.

### Bedroom Two

9' 7" x 9' 2" (2.92m x 2.80m)

Upvc double glazed window to the rear, radiator, fitted storage cupboard, inset spot lights, TV point.





### Bedroom Three

8' 4" x 6' 6" (2.54m x 1.97m)

Upvc double glazed window to the front, radiator, fitted cupboard/wardrobe.

### Family Bathroom

6' 5" x 5' 9" (1.96m x 1.74m)

Upvc double glazed obscure window to the rear, panel bath with mains shower over, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, extractor fan, inset spot lights.

### Garage

Up and over door, courtesy door to the rear garden.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

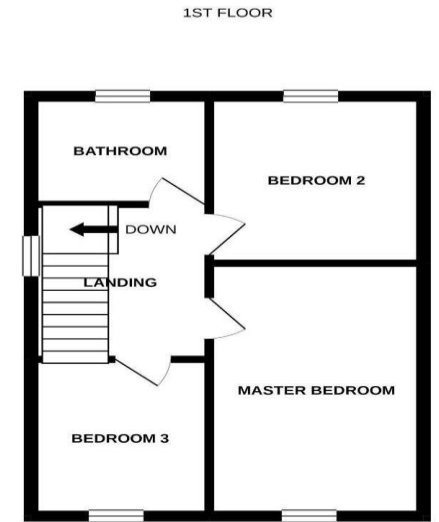
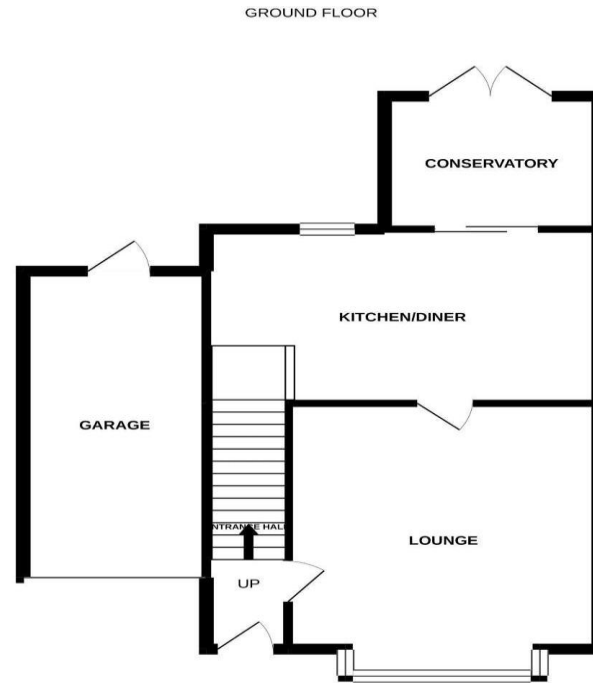
Band C



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.  
Made with Metropix 02/2021

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol