

for sale

offers in excess of **£425,000**



Lacock Drive Barrs Court BRISTOL BS30 7HD

BEAUTIFULLY PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME, COMPLETE WITH 14FT LOUNGE, 13FT KITCHEN, 18FT GARAGE, 11FT CONSERVATORY, OFF ROAD PARKING, CLOAKROOM AND LOW MAINTENANCE GARDEN. NO ONWARD CHAIN.



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Lounge

14' 5" x 13' 7" (4.39m x 4.14m)

Kitchen

13' 6" x 8' 2" (4.11m x 2.49m)

Conservatory

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom One

13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom Two

18' 8" x 8' 2" (5.69m x 2.49m)

Bedroom Three

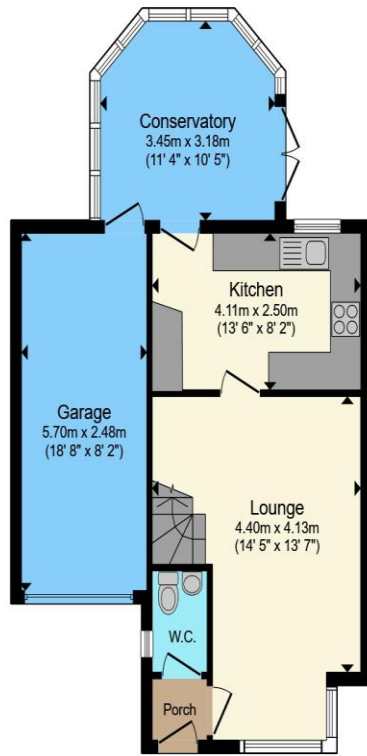
11' 2" x 6' 11" (3.40m x 2.11m)

Garage

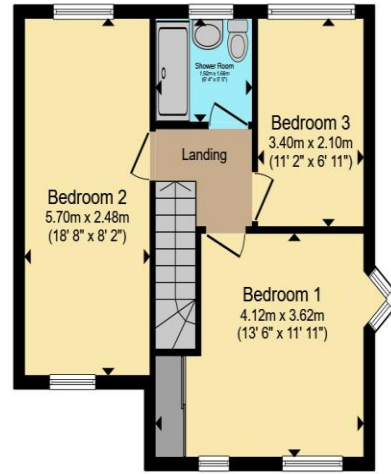
18' 8" x 8' 2" (5.69m x 2.49m)







Ground Floor



First Floor

Total floor area 101.9 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: BLG104389 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online [connells.co.uk/Property/BLG104389](https://www.connells.co.uk/Property/BLG104389)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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