



41, Stourton Drive, Barrs Court Bristol, South  
Gloucestershire, BS30 7AN

£375,000



Anne James Estate Agents are delighted to offer for sale this very well-presented semi-detached bungalow, situated in a popular area of Barrs Court. The property is within easy walking distance of Gallagher Retail Park, offering a wide range of shops, cafés and an ASDA supermarket, and is also conveniently located close to the Bristol to Bath Leisure Track with it's array of countryside walks. To the front, the property benefits from a gravelled garden and a driveway providing parking for several vehicles, leading to a single garage. Internally, the accommodation comprises a spacious, light and airy lounge/dining room with bi-fold doors opening onto the rear garden, a generous kitchen featuring a Range-style gas cooker, two well-proportioned bedrooms and a modern shower room. Outside, the property offers easily maintained gardens, ideal for low-maintenance living. Viewing is highly recommended to fully appreciate all that this lovely home has to offer. The property is being sold with NO ONWARD CHAIN.

### Entrance

uPVC entrance door leading to the entrance hallway.

### Entrance Hallway

Double radiator, two storage cupboards, coved ceiling, laminate flooring, doors leading to the bedrooms, lounge, kitchen and shower room.

### Shower Room

uPVC double glazed obscure window to the side, double shower cubicle, wash hand basin with storage under, low level WC, ladder effect radiator, tiled flooring, cove ceiling, ceiling spotlights.

### Lounge/Dining Room

28' 10" x 10' 9" (8.78m x 3.28m)

**Lounge Area :** Feature fireplace with electric fire, double radiator, TV aerial point, cove ceiling, open to the dining area.

### Dining Area

Bi-fold double glazed door to the rear with double glazed window to the side, roof light, laminate flooring, ceiling spotlights.

### Kitchen

12' 5" x 10' 10" (3.79m narrowing to 3.18m x 3.30m)

uPVC double glazed window and uPVC double glazed window to the rear, range of wall and base units with square edge worksurfaces, stainless steel single drainer sink unit with mixer, cupboard housing combination boiler, tiled upstands, single radiator, Range style five ring gas cooker with glass splashback with large extractor over, laminate flooring, cove ceiling.

### Bedroom One

12' 5" x 9' 8" (3.79m x 2.95m)

uPVC double glazed bay window to the front, built in double wardrobes, single radiator, cove ceiling.

### Bedroom Two

9' 4" x 9' 9" (2.84m x 2.97m)

uPVC double glazed window to the front, double radiator, built in double wardrobe, cove ceiling, laminate flooring.







## Outside

### Front Garden

Laid to shingle with driveway to the side providing off street parking.

### Single Garage

With up and over door with power and light.

### Rear Garden

Laid to lawn and patio, garden shed, water tap, courtesy door to the garage. Enclosed by woodlap fencing.

**Tenure :** South Gloucestershire Council

**Council Tax Rating :** - Band C

**EPC Rating** - TBA



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details 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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