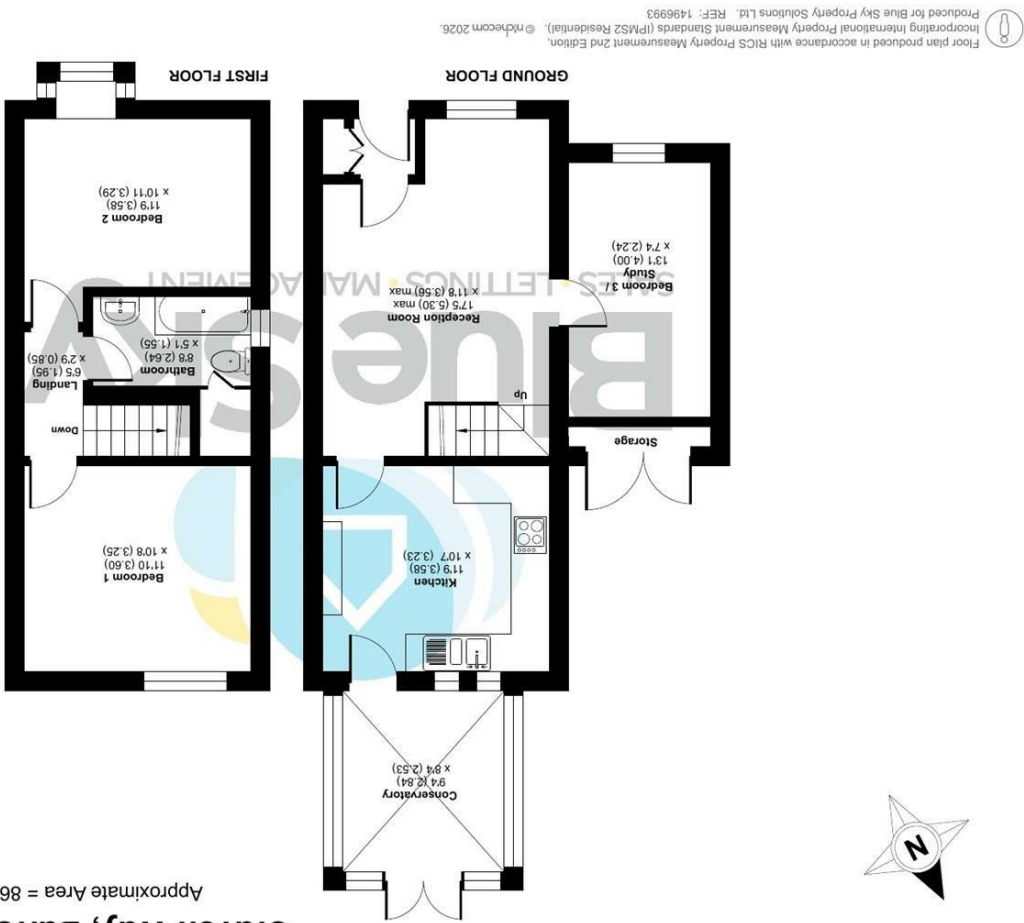




Craven Way, Barrs Court, Bristol, BS30
Approximate Area = 867 sq ft / 80.5 sq m (excludes storage)
For identification only - Not to scale





Council Tax Band: B | Property Tenure: Freehold

SUPERB SEMI-DETACHED HOME!! Located in the desirable area of Barrs Court, Bristol, this fantastic semi-detached house on Craven Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and additional reception room (could be used as bedroom three or office) that has been thoughtfully converted from the former garage, this home is ideal for families or those seeking extra space for work or leisure. The property boasts a welcoming lounge that provides a warm atmosphere for relaxation, while the kitchen is designed for practicality and ease of use. Adjoining the kitchen is a delightful conservatory, which floods the space with natural light and offers a lovely spot to enjoy the garden views throughout the seasons. Outside, the property features both front and rear gardens, providing ample space for outdoor activities or simply enjoying the fresh air. The driveway accommodates parking for two vehicles and there is also a storage area in the remaining part of the garage. Situated close to local amenities, bus stops, and easy access to the ring road, this home is perfectly positioned for those who value both tranquillity and accessibility. Don't miss the chance to make this delightful property your new home.



Porch
Double glazed window to front, spotlight, storage cupboard housing fuse board.

Lounge
17'5 max x 11'8 max (5.31m max x 3.56m max)
Double glazed window to front, stairs to first floor landing, radiator, wood effect flooring.

Reception Room
13'1 x 7'4 (3.99m x 2.24m)
Double glazed window to front, radiator, vaulted ceiling.

Kitchen
11'9 x 10'7 (3.58m x 3.23m)
Double glazed door and window to rear, wall and base units with worktops over, wood effect flooring, spotlights, space for fridge/freezer, space for additional appliance, space for washing machine, electric hob and oven, cooker hood, space for dishwasher, one and a half bowl sink and drainer, breakfast bar, radiator.

Conservatory
9'4 x 8'4 (2.84m x 2.54m)
Electric heater, double glazed windows, double glazed french doors to rear garden.

First Floor Landing
6'5 x 2'9 (1.96m x 0.84m)
Loft access (with ladder, boarded, light, power socket and sink), spotlight.

Bedroom One
11'10 x 10'8 (3.61m x 3.25m)
Double glazed window to rear, radiator.

Bedroom Two
11'9 x 10'11 (3.58m x 3.33m)
Double glazed box bay window to front, radiator.

Bathroom
8'8 x 5'1 (2.64m x 1.55m)
Double glazed window to side, W.C, vanity wash hand basin, enclosed bath with shower over, shaver point, spotlights, extractor fan, heated towel rail, tiled effect flooring, airing cupboard housing gas combination boiler, part tiled walls.

Front Garden
Path to front door, gravel area, gas meter, wall to front, canopy over front door.

Rear Garden
Enclosed rear garden, rear gate, lawn area, lights, outside tap.

Remaining Garage
Double doors, light and power.

Driveway
Tandem parking for two cars, electric meter, light.

Agent Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC	

