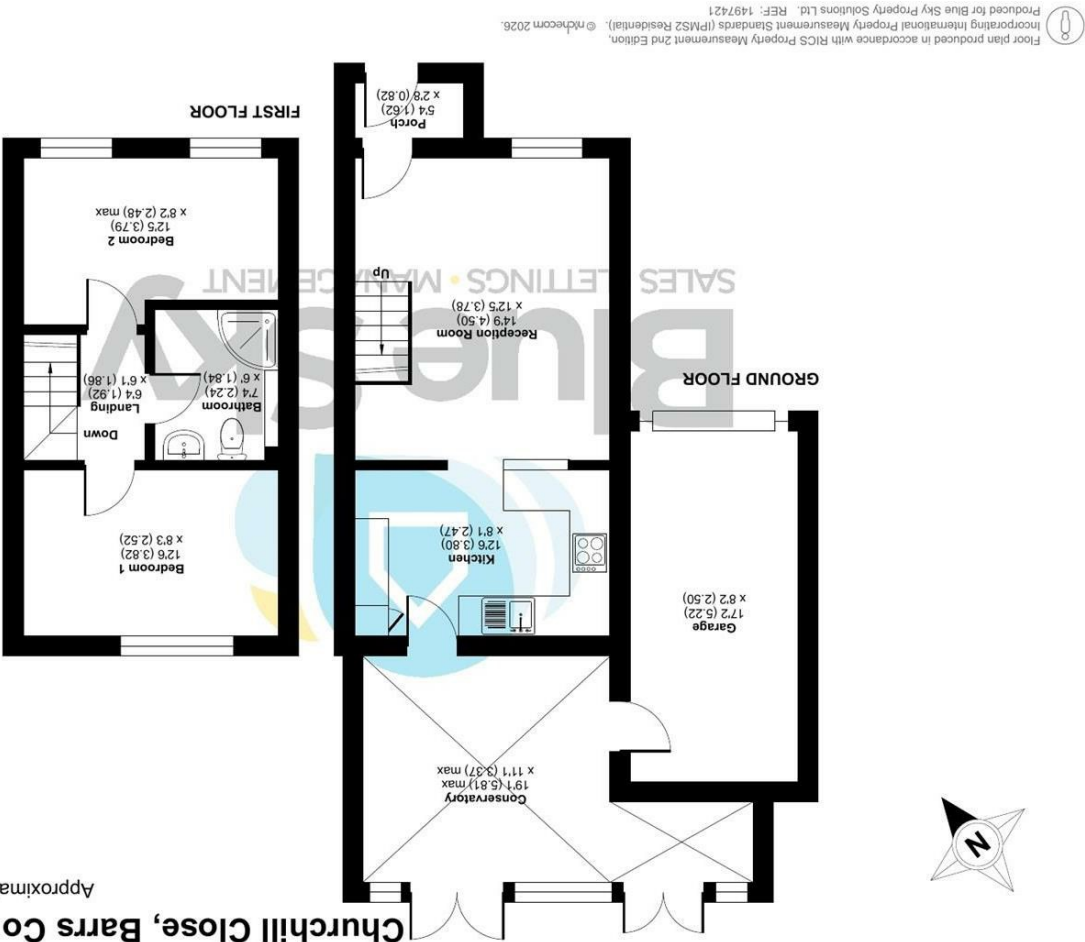




Churchill Close, Barrs Court, Bristol, BS30

Approximate Area = 775 sq ft / 71.9 sq m
Garage = 140 sq ft / 13 sq m
Total = 915 sq ft / 84.9 sq m

For identification only - Not to scale



Like what you see?

Get in touch to arrange a viewing!

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The important bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the popular cul-de-sac of Churchill Close in Barrs Court, Bristol, this charming link detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own. The house boasts two spacious double bedrooms, perfect for families or those needing extra space. The modern shower room adds a touch of contemporary style, ensuring your daily routines are both comfortable and efficient. The well-designed layout includes a welcoming porch, a generous lounge/diner ideal for entertaining, and a delightful kitchen/breakfast room that invites culinary creativity. The conservatory extends the living space, providing a lovely spot to relax and enjoy the views of the low maintenance rear garden. Parking is a breeze with driveway for two vehicles and there is also a garage. The property is conveniently located close to local amenities, bus stops, and easy access to the ring road, making commuting and daily errands straightforward. Come and see for yourself the potential this lovely home has to offer.



Entrance Porch

5'4 x 2'8 (1.63m x 0.81m)
Double glazed door to front, fuse board, door to lounge, tiled flooring, spotlight.

Lounge/Diner

14'9 x 12'5 (4.50m x 3.78m)
Double glazed window to front, stairs rising to first floor landing, tiled flooring, under stairs storage area, door to porch, radiator, spotlights, open to kitchen/breakfast room.

Kitchen/Breakfast Room

12'6 x 8'1 (3.81m x 2.46m)
Open to lounge/diner, a range of wall and base units with worktops over, tiled splashbacks, breakfast bar, double glazed window to rear, double glazed door to conservatory, space for fridge/freezer, tiled flooring, space for washing machine, space for dishwasher, sink and drainer, space for cooker, cooker hood, spotlights, radiator.

Conservatory

19'1 max x 11'1 max (5.82m max x 3.38m max)
Two radiators, of brick and UPVC construction, tiled flooring, two sets of French doors to rear, double glazed windows, UPVC door to garage.

First Floor Landing

6'4 x 6'1 (1.93m x 1.85m)
Spotlights.

Bedroom One

12'6 x 8'3 (3.81m x 2.51m)
Double glazed window to rear, radiator, spotlights.

Bedroom Two

12'5 x 8'2 max (3.78m x 2.49m max)
Two double glazed windows to front, radiator, spotlights, stair well.

Shower Room

7'4 x 6' (2.24m x 1.83m)
Loft access, double glazed window to side, vanity wash hand basin, W.C, shower cubicle, heated towel rail, tiled walls, spotlights, mirror with light, tiled flooring.

Front/Driveway

Hardstanding for two cars, utility meters.

Garage

17'2 x 8'2 (5.23m x 2.49m)
Up and over door to front, UPVC door from conservatory, gas combination boiler, outside tap, power and light, eaves storage.

Rear Garden

Enclosed, outside tap, patio area, raised borders, steps to additional patio area.

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	80
England & Wales	EU Directive 2002/91/EC	

