



Barbour Gardens, Hartcliffe

£290,000



- Energy Rating - D
- Sweeping Driveway
- 19' Modern Kitchen/Diner
- Three Bedrooms

- Semi Detached Corner Plot
- Cul-De-Sac Location
- Gch & D/Glazing
- No Onward Chain

## A Great Family Home with Space, Potential and a Peaceful Setting

If you're after a home with space to grow and a lovely, quiet setting, this well-presented semi-detached property on the Teyfant Estate could be just the ticket. It sits right at the end of a cul-de-sac, next to green belt land, giving you a real sense of peace and privacy — ideal for family life.

There's a sweeping driveway offering plenty of off-street parking and a generous corner plot, so if you're thinking about extending, there's lots of potential (subject to planning, of course).

Inside, you'll find a welcoming entrance hallway, a spacious lounge, and a bright 19ft kitchen/diner with fitted oven, hob, and integrated fridge/freezer. The patio doors open straight out to the garden — perfect for summer barbecues or watching the kids play.

Upstairs, there are three good-sized bedrooms and a family bathroom, plus gas central heating and double glazing throughout.

All in all, it's a comfortable, practical home in a great spot — peaceful, family-friendly, and within easy reach of local schools, parks, and transport links into Bristol.

Lounge 13'10" x 11'1" (4.22 x 3.4)

Kitchen / Diner 19'9" x 8'5" (6.02 x 2.57)

Bedroom One 11'6" x 10'11" (3.51 x 3.35)

Bedroom Two 13'6" x 8'7" (4.14 x 2.64)

Bedroom Three 8'0" max x 7'10" max (2.46 max x 2.39 max)

Bathroom 7'6" x 5'6" (2.31 x 1.70)

Tenure Status - Freehold

Council Tax - Band A



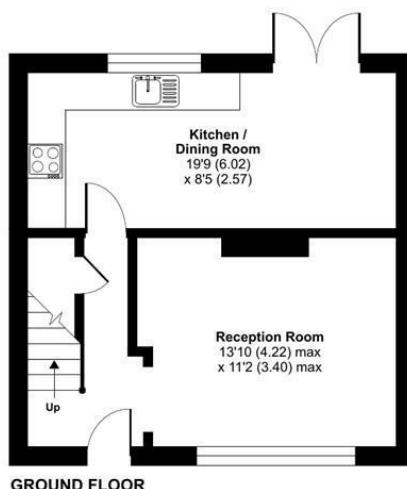
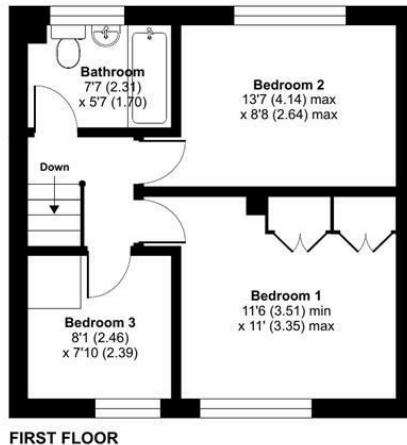






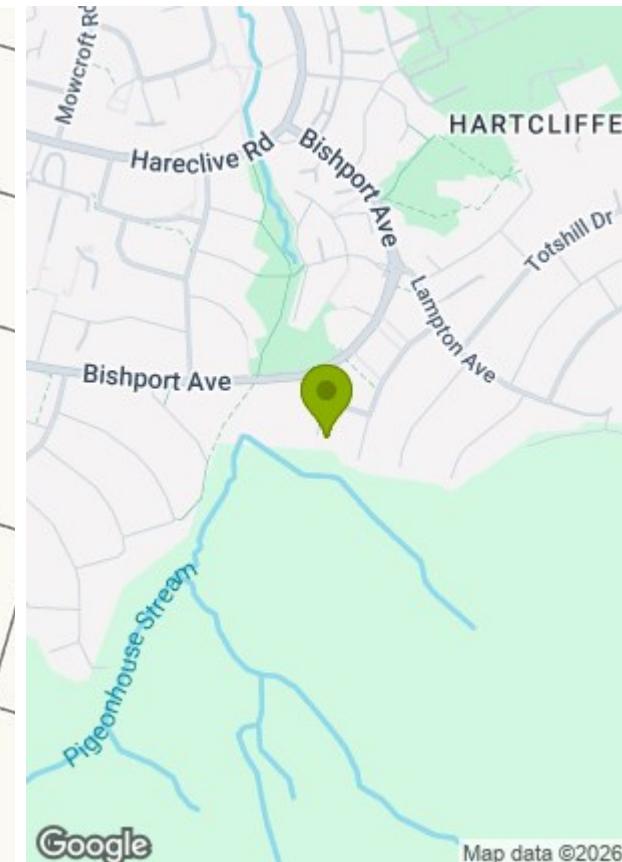
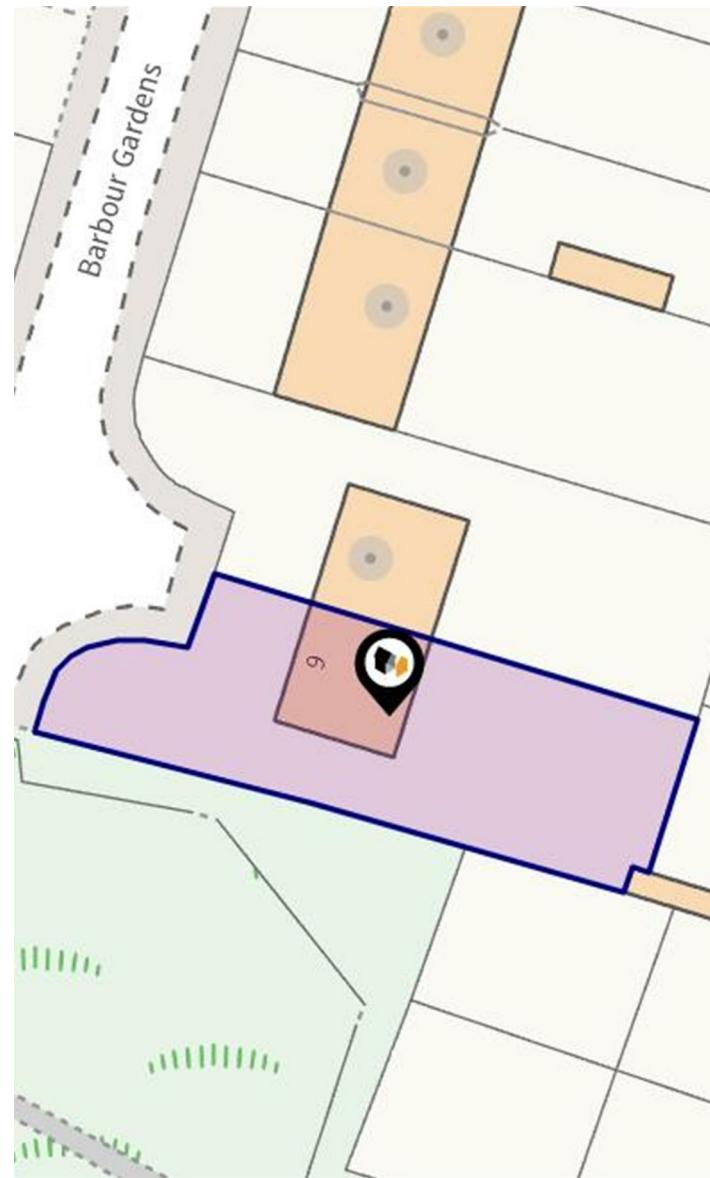
## Barbour Gardens, Bristol, BS13

Approximate Area = 786 sq ft / 73 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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