



58 Churchill Close

Barrs Court, Bristol, BS30 7BW

**Asking price £295,000**





# 58 Churchill Close



## Description

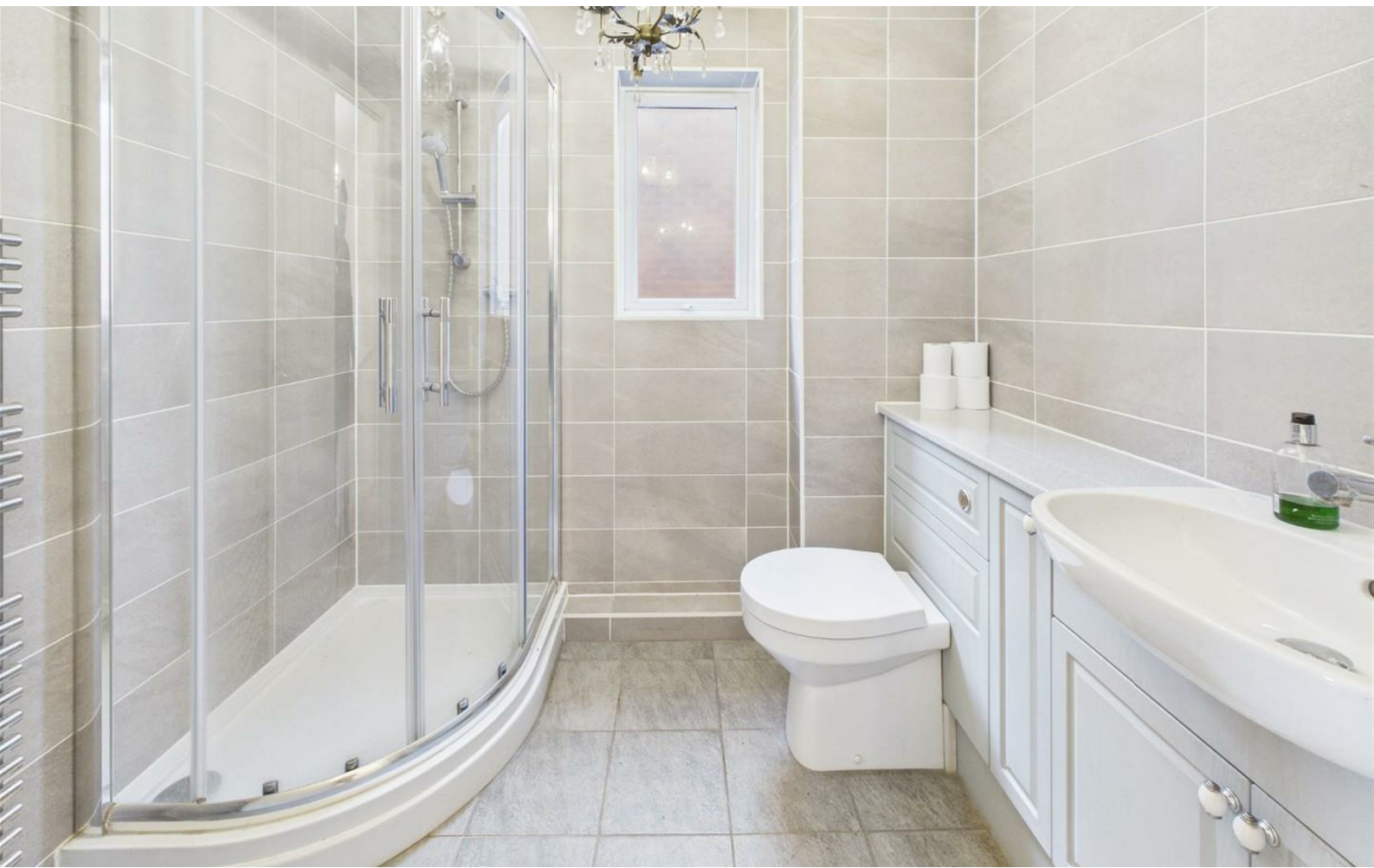
This modern link detached property is set to the end of the cul-de-sac giving a pleasant secluded location and with its corner plot garden has lots to offer.

Comprising inner porch entrance leading to the open plan lounge and a full width kitchen / dining room to the ground floor with 2 bedrooms above and a modern fitted shower room above.

Top the side is a garage that has been used by the owner as a work shop / utility room with french doors to a small front outer space that has the option to be returned to a garage should you wish but with off street parking for 2 cars to the front there is ample parking choice and more potential.

The property has Upvc double glazing, gas central heating from a combination boiler, well stocked gardens with side access and shed and a small timber summer house

- 2 BED LINK DETACHED HOME
- CORNER PLOT GARDENS
- KITCHEN / DINING ROOM
- \*\* VIRTUAL TOUR \*\*
- GARAGE CURRENTLY USED AS UTILITY AREA / WORKSHOP
- OFF STREET PARKING FOR 2 CARS
- DOUBLE GLAZED AND GAS CENTRAL HEATING FROM A COMBI BOILER
- MODERN FITTED SHOWER ROOM
- SCOPE TO IMPROVE AND ADD VALUE
- NO CHAIN !





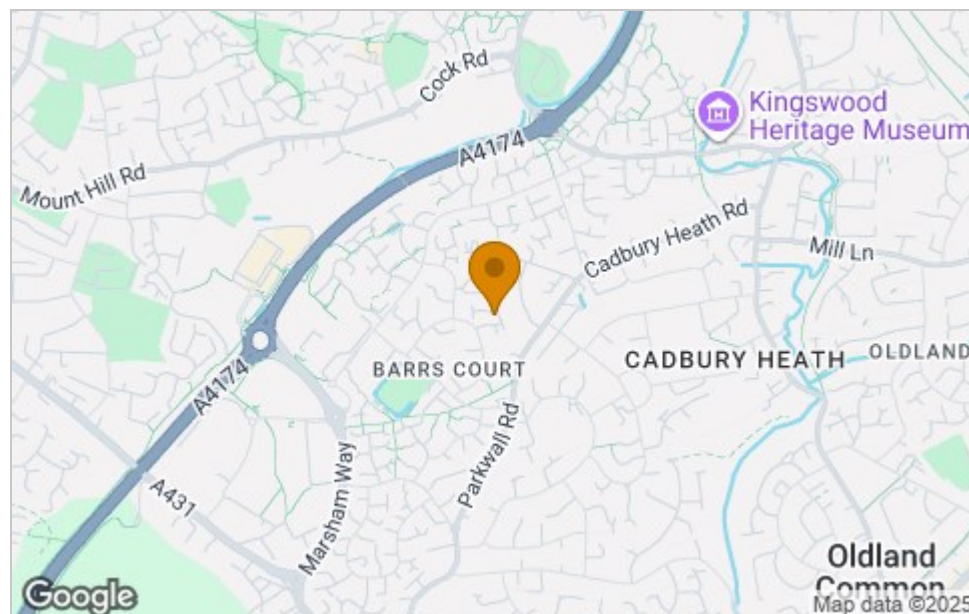




## Floor Plan





## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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