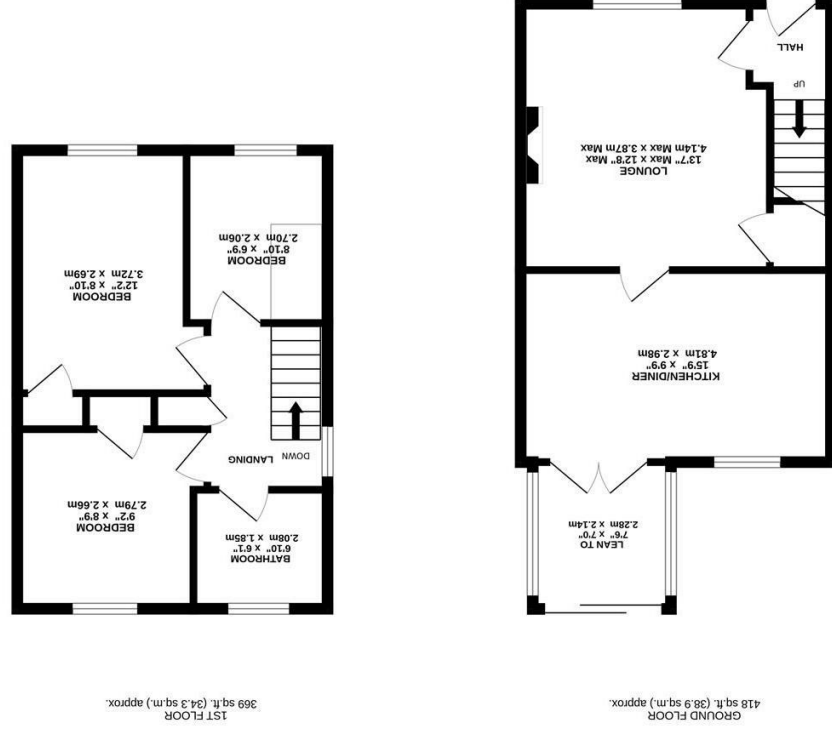




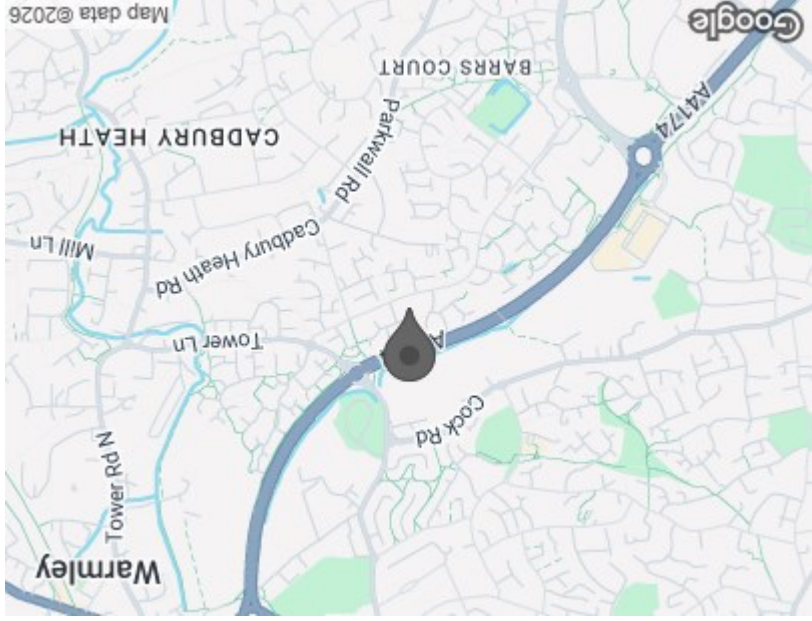
FLOOR PLAN



Total energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, floors and other items are approximate and on responsibility to user for any inaccuracy or misstatement. This plan is drawn to scale and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Call 01753 82025. Made with Mapbox, CO25.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

AREA MAP



Energy Efficiency Rating		England & Wales	
Potential	Current	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	EU Directive 2002/91/EC 80 64
	Potential		



HOWES CLOSE
BARRS COURT, BRISTOL, BS30 8SA
PRICE GUIDE £350,000





Ground Floor

Entrance Hall

Sitting Room

13'6" max x 12'8" max

Kitchen/Diner

15'9" x 9'9"

Lean To

7'5" x 7'0"

First Floor

Landing

Bedroom One

12'2" x 8'9"

Bedroom Two

9'1" x 8'8"

Bedroom Three

8'10" x 6'9"

Bathroom

6'9" x 6'0"

Outside

Front Garden

Rear Garden

Garage & Driveway

Nestled in a cul de sac in the popular Barrs Court, Bristol, this modern link-detached house presents an excellent opportunity for those seeking a home with the potential for personalisation. Built by Messrs Lovell Homes in 1986 and owned since new by the same family, this property is being offered for sale with no onward chain, perfect for buyers looking to move in swiftly.

The house boasts an entrance hall that gives access to a welcoming lounge. Boasting a square bay window and an electric fire with mantle and hearth, the room offers an ideal space for relaxation at the end of a busy day.

Beyond is a kitchen diner that provides a wonderful space for family meals and gatherings. The kitchen area offers a range of wall and base units with a built in oven and hob, plus space with plumbing for a washing machine, dishwasher and tall fridge freezer. From the dining area, French doors give access to a lean-to that leads into the garden.

With three well-proportioned bedrooms, there is ample room for a growing family or for those who desire extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms offering a three piece white suite with mains plumbed shower over the bath and part tiled walls.

Outside, the property features a garage and off-street parking for two vehicles, ensuring that you will never have to worry about finding a space for your vehicle. The south facing garden offers a blank canvas for those with a flair for gardening or outdoor entertaining, allowing you to create your own private retreat.

Its prime location gives ease of access to the well regarded Barrs Court School, Avon Ring Road, Gallagher Retail Park and the amenities of Aspects Leisure Park, this property is sure to attract interest.

This home is a fantastic opportunity for anyone with a vision to renovate and enhance its already appealing features.

