

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 them. If you have any questions about the property, or if you would like to arrange a viewing, please contact us.

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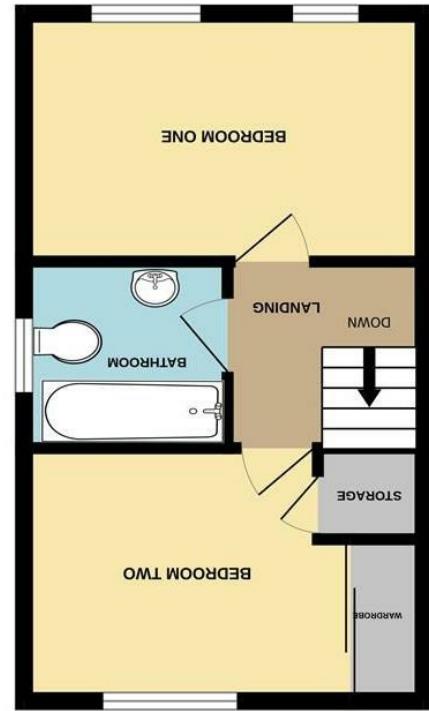
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1ST FLOOR



GROUND FLOOR



66 Bickford Close, Barrs Court, Bristol, BS30 8SG  
Offers In Excess Of £270,000





Council Tax Band: B | Property Tenure: Freehold

NEVER GET CAUGHT SHORT - THIS PROPERTY BOASTS 2 BATHROOMS! Tucked away from the world, this delightful end of terrace home is located in a small cluster of similar houses overlooking a tree lined green. Built in the late 1980s, it offers a perfect blend of comfort and style and is accessed via a footpath at the end of the cul de sac. You'll love its unique aspect and privacy its location affords. Upon entering, leading off the hallway, you are greeted by a bright and airy reception room, ideal for relaxing or entertaining guests. The property boasts two bathrooms, meaning mornings will be a breeze for everyone, and two well-proportioned bedrooms, provide ample space for a small family or guests. But one of the standout features of this property is the parking provision with driveway and a garage, ensuring convenience when arriving home at the end of a long day. Located in a vibrant neighbourhood in Bristol, this house provides easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of suburban tranquillity and urban convenience. Don't miss the opportunity to make this lovely property your new home, with no onward chain you could be in for Christmas!



#### Canopied Porch

Canopied porch with external cupboard housing combi boiler, meters and fuse board, outside tap.

#### Hallway

3' x 8'7" (0.91m x 2.62m)

Double glazed door with obscure glass panel to front, radiator, recessed storage cupboard.

#### W.C.

2'6" x 5'10" (0.76m x 1.78m)

Radiator, storage cupboard with inset wash hand basin, mirror, W.C.

#### Kitchen

6'6" x 8'1" (1.98m x 2.46m)

Double glazed window to front, range of wall and base units with worktops over, tiling to walls, inset 1 and 1/2 bowl sink and drainer unit with mixer tap, freestanding electric cooker, recess for tall fridge/freezer, recess and plumbing for washing machine.

#### Lounge/Diner

12'11" x 14'11" (3.94m x 4.55m)

Double glazed window to rear, further double glazed obscure window to side, double glazed French doors to garden, radiator, feature fireplace (no fire), stairs to first floor.

#### Landing

6'4 x 6'4 (1.93m x 1.93m)

#### Bedroom One

12'9" x 8'0" (3.89m x 2.44m)

2 Double glazed windows to front, radiator.

#### Bedroom Two

10'5" x 7'4" to wardrobe (3.18m x 2.24m to wardrobe)

Double glazed window to rear, radiator, recessed wardrobe with sliding doors, storage cupboard over stair recess.

#### Bathroom

6'1" x 7'4" (1.85m x 2.24m)

Double glazed obscure window to side, tiling to walls, loft hatch, shaving point, panelled bath with shower over, pedestal wash hand basin, W.C.

#### Front Garden

Mainly laid to lawn with paved footpath to front garden.

#### Rear Garden

Enclosed by fencing, mainly laid to stone chippings with decked seating area, security light and canopy to rear.

#### Garage

Single garage in a block of 2 at the entrance to the walkway leading to the property, up and over door.

#### Parking

Driveway parking for 1 car to the front of the garage.

#### Residents Green

The property is situated in the far corner of a cluster of similar houses overlooking a pleasant tree lined green and is accessed via a footpath from the end of the cul-de-sac.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

