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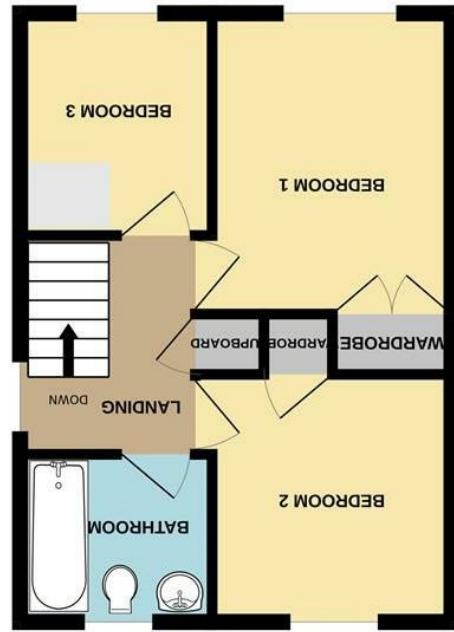
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28 Ellacombe Road, Bristol, BS30 9BA

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Get in touch to arrange a viewing:

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1ST FLOOR



GROUND FLOOR



7 Cox Court, Barrs Court, Bristol, BS30 7AX
Offers In Excess Of £300,000



Council Tax Band: C | Property Tenure: Freehold

NO ONWARD CHAIN! This delightful modern home, set at the end of a leafy cul-de-sac in the ever popular area of Barrs Court is not to be missed! Located within easy reach of Aspects Leisure Park with cinema, bowling, gym, restaurants and leisure centre, as well as Asda and the Gallagher Retail Park with its shopping and coffee shops, this property couldn't be better located for easy access to local amenities, public transport links and open green space. Just behind the property you'll find Barrs Court Moat with the duck pond, green and children's play area, and access to Hanham Hills with walks leading down into the Avon Valley Nature Reserve are just a stones throw from the property. The property itself is well presented throughout, fully double glazed and gas centrally heated, with gorgeous kitchen/diner which comes complete with integrated appliances and marble effect worktops, there's plenty of storage throughout and the conservatory gives a wealth of additional living space, over looking the garden which comes with a hot tub. Complete with a garage and parking for 2 cars this property is a must view!



Lounge

15'10 x 13'3 (4.83m x 4.04m)

Double glazed front door with obscure glass panel to lounge, double glazed window to front, stairs to first floor, radiator.

Kitchen/Diner

15'9 x 9'1 (4.80m x 2.77m)

Double glazed window and double glazed french doors to conservatory, radiator, range of wall and base units with glass display cabinet, marble effect worktop with splash back and inset 1 1/2 bowl sink unit with drainer cut into the worktop, mixer tap over, double electric oven, inset electric hob above, with cooker hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, tiled floor.

Conservatory

14'2 x 8'5 (4.32m x 2.57m)

Double glazed to sides and rear (some obscure glass panels for privacy) with high level windows, perspex tinted roof, tiled floor, french doors to garden.

Landing

8'3 x 6' (2.51m x 1.83m)

Double glazed window to side, storage cupboard, loft hatch to loft area with combi boiler.

Bedroom 1

11'10 x 8'9 (3.61m x 2.67m)

Double glazed window to front, radiator, recessed double wardrobe.

Bedroom 2

9'3 x 8'9 (2.82m x 2.67m)

Double glazed window to rear, radiator, recessed single wardrobe.

Bedroom 3

8'8 x 6'10 max (2.64m x 2.08m max)

Double glazed window to front, radiator, covered recess over the stairs.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Double glazed obscure window to rear, radiator, tiling to walls and floor, white suite comprising: pedestal wash hand basin, WC, panelled bath with central mixer tap and shower over.

Front Garden

Mainly laid to lawn with shrubs and a paved pathway to front door.

Rear Garden

Enclosed by boundary walls and fencing, wall lights, decked seating area with 2 x access gates to front and side, decked steps then lead down to a patio area with hot tub and covering.

Garage

17' x 7'10 max (5.18m x 2.39m max)

Single garage in block to rear with up and over door, light and power, wall mounted storage cupboards.

Parking

Parking for up to 2 cars in front of the garage to the side of the property.

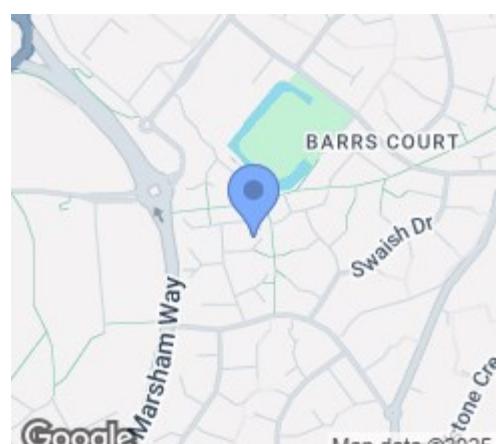
Solar Panels

The vendor has advised the solar panels are owned and not leased.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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	



The Property
Ombudsman



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