



4 Alwins Court, Barrs Court, Bristol, BS30 7AP  
Guide Price £325,000



Like what you see?

Get in touch to arrange a viewing!

📞 T: 0117 9328165

✉️ info@bluesky-property.co.uk

📍 28 Ellacombe Road, Bristol, BS30 9BA

See all of our amazing properties

and get lots of help at!

🌐 www.bluesky-property.co.uk

Don't forget to register and stay ahead  
of the crowd.

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 their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.

MADE WITH MORTON  
TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.





Council Tax Band: C | Property Tenure: Freehold

A FABULOUS BUNGALOW THAT TICKS ALL THE BOXES! Nestled in the tranquil cul-de-sac of Alwins Court, this charming semi-detached bungalow is ready to be your next home. Offering a delightful blend of comfort and convenience the property boasts two spacious double bedrooms, each equipped with built-in wardrobes, providing ample storage space for your belongings, a hallway with two further storage cupboards and a porch which adds privacy, a bathroom with white suite, a lounge/diner giving plenty of space for entertaining, a modern kitchen/breakfast room, and a conservatory which is the perfect spot from which to enjoy the garden on a quiet evening at home. But one of the standout features of this property is the mature enclosed rear garden, which offers a peaceful retreat for gardening enthusiasts or those simply wishing to unwind in a private outdoor space. Additionally, the property includes a single garage and driveway parking, a walkway from the cul-de-sac leads to open green space at Barrs Court Moat with the local duck pond to enjoy, and further foot paths across the estate lead to many local amenities including Gallagher Retail Park, Aspex Leisure Park, Hanham Hills, public transport links and much more. As a vacant property with no onward chain, this bungalow ticks all the boxes and presents a rare opportunity for a smooth and hassle-free purchase. Whether you are a first-time buyer, looking to downsize, or seeking a serene place to call home, this delightful bungalow in Barrs Court is sure to impress. Don't miss the chance to make this lovely property your own!



Front Garden

Mostly laid to lawn with shrubbery and trees enclosing.

Driveway

Shared access to driveway with the neighbour at 5 Alwins Court, providing parking for one car in front of the garage, gated side access to the rear garden.

Entrance Porch

3'10" x 2'8" (1.17m x 0.81m)  
Double glazed obscure glass door with glass side panel, gas and electric meters, ceiling light.

Hallway

9'0" max x 9'8" max (2.74m max x 2.95m max)  
Double glazed obscure glass door with glass side panel, radiator, loft access, storage cupboard and further airing cupboard housing hot water tank.

Kitchen/Breakfast Room

12'2" max x 11'1" max (3.71m max x 3.38m max)  
Double glazed glass panel door to conservatory, double glazed window to rear, radiator, range of wall and base units with worktops over, tiling to walls, inset one & a half bowl sink with drainer and mixer tap, built in double electric oven and grill, inset electric hob with integrated extractor above, gas boiler, space for the following appliances; tall fridge freezer, slimline dishwasher and washing machine.

Lounge/Diner

18'3" x 10'5" (5.56m x 3.18m)  
Double glazed patio door to conservatory, radiator, feature fireplace (gas not connected).

Conservatory

7'9" x 14'3" (2.36m x 4.34m)  
Double glazed french doors to garden, further double glazed door to side, double glazed window surround and perspex roof, power points.

Bedroom One

12'3" x 9'10" (3.73m x 3.00m)  
Double glazed window to front, built in wardrobe, radiator.

Bedroom Two

9'1" x 9'8" (2.77m x 2.95m)  
Double glazed window to front, built in wardrobe, radiator.

Bathroom

6'7" x 5'7" (2.01m x 1.70m)  
Obscure double glazed window to side, bath with shower above, pedestal wash hand basin, W.C, heated towel rail, tile effect flooring, partly tiled walls.

Garage

17'3" x 7'10" (5.26m x 2.39m)  
Up and over door to front, further double glazed door and window to rear garden, power and lighting.

Rear Garden

Enclosed by boundary fencing, mostly laid to lawn with patio seating area, pathway with gated access to the front of the property, mature shrubbery and trees including an apple tree, outside water tap and lighting.

Solar Panels

The vendors have confirmed there are solar panels at this property which were originally leased via Solar Sun Limited, the panels were fitted in 2012 and the lease runs for 25 years and 6 months. The property owner benefits from the use of energy generated by the solar panels and the leaseholder benefits from energy sold back to the national grid. A copy of the lease can be provided on request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(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	

