

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
stated. They are offered on an 'as seen' basis.
We recommend you carry out your own independent checks
prior to exchange of contracts. If you have any questions
about services, appliances, equipment, fixtures or fittings listed,
please ask for warranty or service certificates, so
you can be aware of their validity before you exchange
contracts. Please also be aware that some services
may be provided by separate negotiations.
If services have been switched off/discharged, prior
to exchange of contracts, please let us know so
we can take steps to re-establish them.
If you have any questions about the property
or the sale, please contact us.

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

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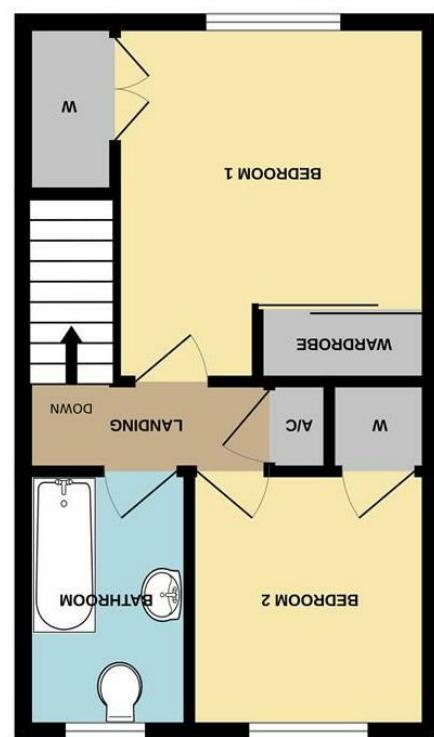
0117 9328165

Get in touch to arrange a viewing!

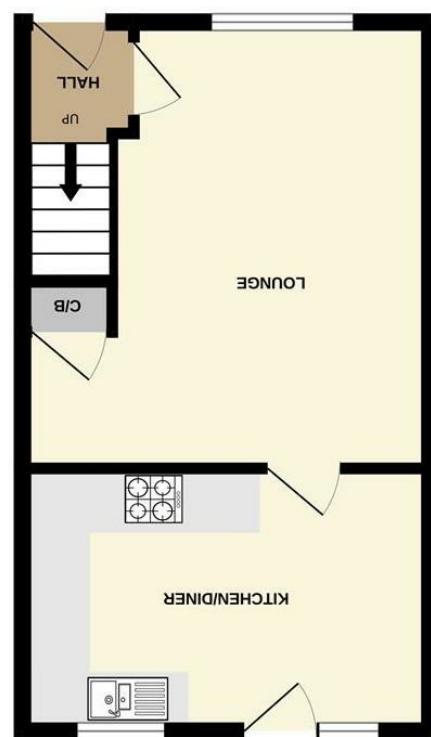
Like what you see?



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1ST FLOOR



GROUND FLOOR





Council Tax Band: B | Property Tenure: Freehold

WITHIN A STONES THROW OF EVERYTHING YOU COULD NEED! Located in a lovely cul-de-sac on the borders of Barrs Court and Longwell Green, this house offers not just a home, but a lifestyle. With its convenient location, you'll have easy access to local amenities, schools, and transport links, making everyday living a breeze. The property itself offers both front and rear gardens, well proportioned accommodation with lounge and kitchen/diner to the ground floor, 2 double bedrooms and a bathroom to the first floor, and plenty of storage throughout, as well as a garage in a block to the side of the property with parking in front for one car. But its the location that really makes this property a 'must view'. With Barrs Court Moat Recreational Park (complete with playing field, children's play area, and duck pond) just a short distance away as well as providing easy access to local supermarkets, the Gallagher Retail Park (with its shopping and coffee shops), Aspects Leisure Park (with cinema, gym, leisure centre with swimming pool, bowling and restaurants), Hanham Hills leading to Avon Valley Nature Reserve (offering open green space and excellent country pubs), everything you need is on your doorstep! Fully double glazed, gas centrally heated and offered with no onward chain, don't miss out on the opportunity to make this house your home!



Hallway

3'11" x 3'11" (1.2 x 1.2)
Double glazed door to front with obscure glazed window, radiator, stairs to first floor, fuse board.

Lounge

15'0" x 13'10" max (4.58 x 4.22 max)
Double glazed window to front, radiator, under stairs storage cupboard.

Kitchen/Diner

8'1" x 13'9" (2.47 x 4.21)
Double glazed door to garden with side window, further double glazed window to rear, radiator, range of wall and base units with worktops over, inset 1 1/2 bowl sink and drainer with mixer tap over, tiling to walls, single electric oven, inset gas hob above, space for tall fridge/freezer, recess for washing machine.

Landing

8'6" x 2'7" (2.6 x 0.8)
Loft hatch, airing cupboard housing gas combi boiler.

Bedroom One

12'2" x 10'8" (3.71 x 3.27)
Double glazed window to front, radiator, wardrobe with sliding mirror doors, further recessed wardrobe over stairs.

Bedroom Two

8'2" x 7'10" (2.49 x 2.39)
Double glazed window to rear, radiator, recessed wardrobe.

Bathroom

8'2" x 5'9" (2.5 x 1.76)
Obscure double glazed window to rear, extractor fan, heated towel rail, tiled walls, white suite comprising of wash hand basin, panelled bath with shower over and WC.

Front Garden

Mainly laid to lawn with paved path leading to front door, with canopy porch above.

Rear Garden

Enclosed by fencing with rear access gate, outside tap, patio area with stepped path up to lawn with flower bed board.

Garage

Single garage in block to side, third in from the left with white up and over door.

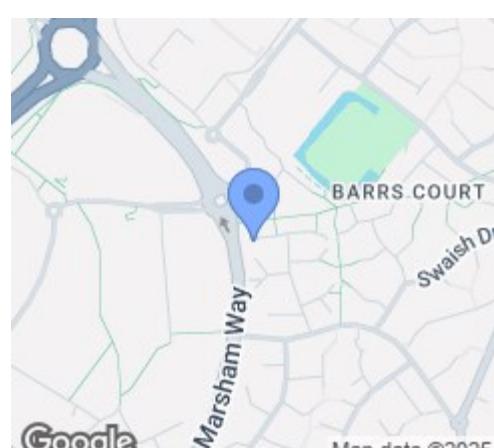
Parking

Parking for one vehicle in front of the garage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		74
(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	



The Property
Ombudsman



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