



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/draind 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.

The Important Bit!

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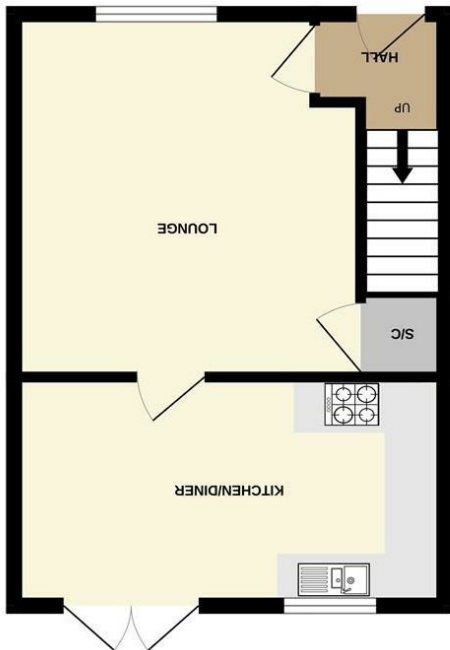
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR



GROUND FLOOR



311C

Council Tax Band: C | Property Tenure: Freehold

MOVE STRAIGHT IN! Because this fantastic three bedroom home has come to market with no onward chain! Located in a small cul-de-sac in the ever popular area of Barrs Court, this middle terrace property is not to be missed! The accommodation offers a hallway, spacious lounge and kitchen/diner to the ground floor. Upstairs are three bedrooms and a bathroom. Externally there is a front and rear garden. The property is gas centrally heated, fully double glazed, and comes complete with a garage in a block close to the property with a parking space in front of the garage. No matter your commute there is something for all with easy access to the A4174 Ring Road, great bus links, school and Gallagher Retail Park for all your shopping needs. What more could you ask for! Call today to book your viewing!!



Hall
5'9" x 3'11" n/t 2'10" (1.75m x 1.19m n/t 0.86m)
Double glazed door to front, radiator, stairs to first floor landing.

Lounge
13'3" x 12'7" max (4.04m x 3.84m max)
Double glazed door to front, radiator, electric fire and surround, radiator, ceiling coving, understairs storage cupboard with fuse board.

Kitchen/Diner
10'3" n/t 9'8" x 15'9" (3.12m n/t 2.95m x 4.80m)
Double glazed French doors and window to rear, wall and base units, worktops, 1 1/2 bowl sink with drainer, gas hob, double oven, cooker hood, tiled splashbacks, tiled flooring, space for fridge/freezer, space for washing machine, wall mounted gas boiler, radiator.

First Floor Landing
8'1" x 6'0" (2.46m x 1.83m)
Loft access (part boarded), storage cupboard housing hot water tank.

Bedroom One
11'10" to wardrobe x 9'5" max (3.61m to wardrobe x 2.87m max)
Double glazed box bay to window to front, radiator, built in wardrobe.

Bedroom Two
9'3" to wardrobe x 9'6" max (2.82m to wardrobe x 2.90m max)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three
8'9" max x 6'9" (2.67m max x 2.06m)
Double glazed window to front, two storage cupboards, radiator.

Bathroom
6'3" x 6'10" (1.91m x 2.08m)
Double glazed window to rear, wash hand basin with vanity, W.C. enclosed bath with shower over, inset lights, radiator part tiled walls.

Front Garden
Pathway to front door, tree, gravel and lawn.

Rear Garden
Enclosed, patio, astro turf, shed, plants, tree, light, water tap, secure enclosure.

Garage
Up and over door to front. Garage located in a block of garages, when looking at the front door the block of garages is to the left and the garage is the last garage on the right. White door.

Parking
One space outside of garage.

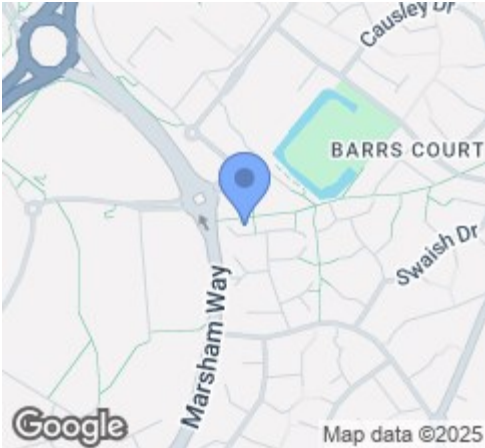


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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





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