

3 Bed Terraced In Bickford Close , Bristol, Barrs Court, BS30 8SG

£300,000





SHORT DESCRIPTION

Property Ref: 17480 EPC in progress SUMMARY Ready to move in and offered with no onward chain. This freshly decorated three bedroom terraced property is freehold and free and offers modern living at the end of a quiet cul- de- sac, with the lounge overlooking a pleasant south- facing rear garden. PARKING AND HEATING There are two parking spaces on the driveway leading to the garage, which is situated at the front of the property. The three bedroom property benefits from double glazing with child- proof locks. A modern Worcester gas boiler (still under guarantee) provides central heating with a remotely controlled thermostat in the lounge. The property also benefits from a newly installed consumer unit, situated adjacent to front entrance in storage cupboard. KITCHEN AND LIVING SPACE The modern style kitchen has a built-in dishwasher, washing machine and cooker. There is a private sunny south-facing rear garden for outside living. There is also a downstairs cloakroom and separate hall storage cupboard. The main living room will easily accommodate a large corner sofa and dining room furniture. A spiral staircase leads upstairs, which gives a feeling of openness. EXTERIOR AND RECENT UPGRADES During 2026, the property benefited from upgraded loft insulation to 300mm depth; along with the replacement of all gutters, fascia boards and soffits, including the garage. This is a home that has been exceptionally well cared for and is ready for its next owners to move straight in and enjoy from day one. LOCATION Situated within easy reach of highly regarded local schools, a range of shops, and everyday amenities. Nearby shopping facilities include Longwell Green Retail Park and Kingswood High Street. Excellent transport links also provide easy access to Bristol city centre, the ring road and the M4 and M5 motorway networks, making commuting straightforward. Early viewing is highly recommended. Council Tax Band: C ROOM SIZES Lounge Diner: 4.7 M x 4.2 M (15'6 x 13'11) A bright and spacious open-plan living area featuring a striking spiral staircase. Large double-glazed window looks out over the garden, and a full double glazed door also overlooks and gives direct access into the garden. Perfect for entertaining. Includes television and phone point, and central heating radiator. (Note: Listed photos include both the current empty and previous furnished layout example to demonstrate the excellent room capacity). Kitchen: 2.7 M x 2.4 M (8'11 x 7'9) A beautifully presented, modern kitchen fitted with generous range of light wood-style wall and base units, complemented by sleek dark worktops and stylish metro-tiled splashbacks. The kitchen is flooded with natural light from a large window overlooking the front garden area and features attractive laminate flooring and under-cabinet lighting. The property is being sold with all WHITE GOODS INCLUDED in the sale: - Beko double oven with electric ceramic hob - Beko full size dishwasher (hardly used) - Indesit washing machine Stairs & Landing Featuring a premium 100 % pure wool carpet in excellent condition leading to the first floor Master Bedroom: 4.2 M x 2.4 M (13'11 x 7'11) A beautifully bright and spacious double bedroom that benefits from a south-facing aspect, filling the room with natural light. The room is finished to a high standard and features the continuation of the premium 100% pure wool carpet. Two double glazed windows with child locks. Radiator and television point. Bedroom 2: 2.7 M x 2.3 M (8'11 x 7'6) Double glazed window to front with child lock. Radiator. Bedroom 3: 2.7 M x 2.0 M (8'11 x 6'7) Double glazed window to front with child lock. Radiator. Phone point. Bathroom: 2.2 M x 2.0 M (7'3 x 6'7) White suite comprising P-shaped panel bath with shower over, large wash hand basin, vanity cabinet and low level WC. Extractor fan and access to loft space with 300 mm of insulation. Property Type: Terraced Full selling price: £300000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C Measurement: 689 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

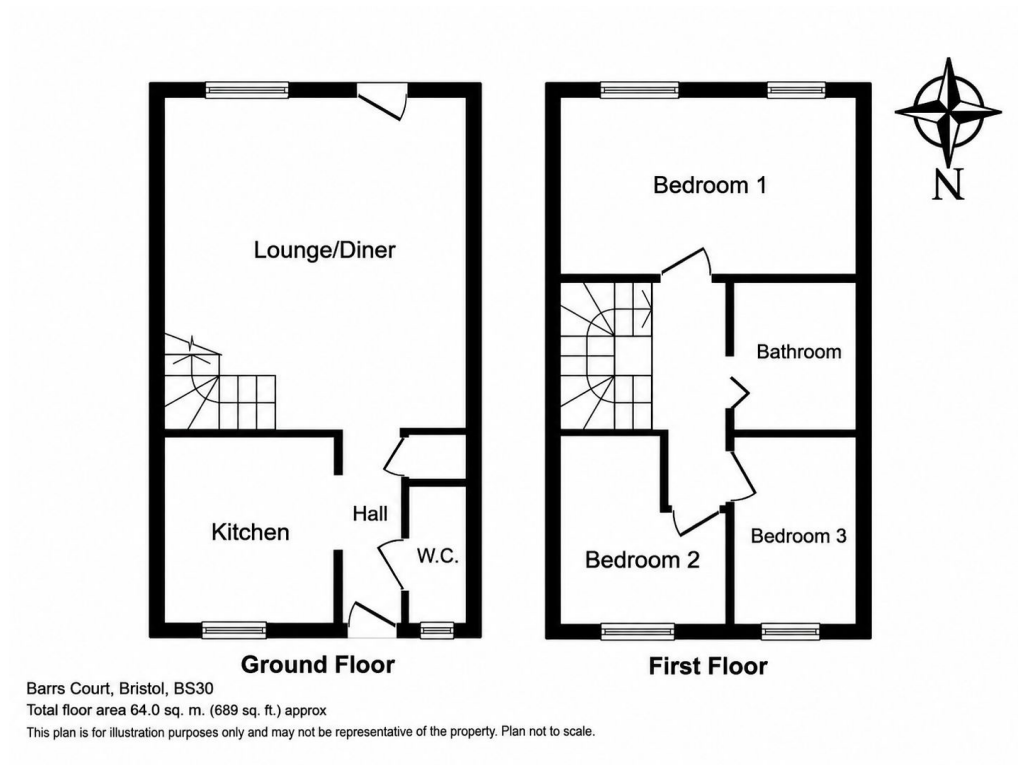
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36
Copyright © 99Home Limited 2017. All rights reserved.