



Approximate Area = 689 sq ft / 64 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 829 sq ft / 77 sq m
 For identification only - Not to scale

Bickford Close, Barrs Court, Bristol, BS30

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. 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/drainaged, 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

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

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Get in touch to arrange a viewing!

Like what you see?



72 Bickford Close, Barrs Court, Bristol, BS30 8SG
Offers In Excess Of £270,000



Council Tax Band: B | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this **FANTASTIC** two bedroom home located on Bickford Close in the ever popular area of Barrs Court. The property is ideally located close to local amenities, ring road connections, primary school and bus stops!! The accommodation comprises: entrance porch, lounge/diner and kitchen/breakfast room with access to the rear garden. On the first floor can be found the main bedroom, bedroom two boasting built in storage and a well presented bathroom. Externally the property offers a garage, driveway parking and a front and rear garden. Call today to arrange your viewing!! Don't Miss Out!!



Entrance Porch

Double glazed door to front, radiator, door to lounge/diner.

Lounge/Diner

15'11 x 14' (4.85m x 4.27m)
Double glazed window to front, radiator, spiral staircase leading to first floor, wood effect flooring, feature gas fire with surround (disconnected).

Kitchen/Breakfast Room

14' x 7'3 (4.27m x 2.21m)
Double glazed door to rear, double glazed window to rear, wall and base units with worktops over, tiled splash backs, tiled flooring, sink and drainer, space for washing machine, space for electric cooker, space for fridge/freezer, space for additional appliance.

First Floor Landing

7'6 x 7'5 (2.29m x 2.26m)
Spiral staircase leading down to lounge/diner.

Bedroom One

14' x 8'3 (4.27m x 2.51m)
Two double glazed windows to front, radiator.

Bedroom Two

14' x 7'3 (4.27m x 2.21m)
Two double glazed windows to rear, radiator, airing cupboard housing gas combination boiler.

Bathroom

7'5 x 6' (2.26m x 1.83m)
Loft access (part boarded and light), extractor fan, shaver point, speakers (disconnected), W.C, vanity wash hand basin, enclosed bath with shower over, heated towel rail, integrated feature fish tank, spot lights, tiled walls.

Front Garden

Area laid to gravel, path to front door, shrubs, outside store housing meters and fuse board.

Rear Garden

Enclosed rear garden, rear gate, lawn area, outside tap, patio.

Garage

17'1 x 8'2 (5.21m x 2.49m)
Up and over door to front, eaves storage. Located close to the property.

Parking

Parking for one car in front of garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

