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Offers in Excess of £330,000

9 Churchill Close Barrs Court Bristol BS30 7BW

- *EXTENDED PROPERTY***
- *THREE DOUBLE BEDROOMS***
- *EN-SUITE TO MASTER***
- *KITCHEN/DINING ROOM***
- *UTILITY ROOM***
- *PARKING TO FRONT OF PROPERTY***



Zoopa.co.uk



PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

uPVC entrance door with decorative inserts, radiator, storage cupboard, glazed door leading to the lounge.

Lounge 14' 7" x 12' 2" (4.45m x 3.70m)

uPVC double glazed window to the front, double radiator, TV aerial point, stairs to the first floor accommodation., door leading to the kitchen/dining room.

Kitchen/Dining Room 12' 1" x 7' 10" (3.68m x 2.40m)

Two uPVC double glazed windows to the rear, range of white hi-gloss wall and base units with square edge woodblock worktops, one and half bowl stainless steel single drainer sink unit with mixer tap, gas oven and gas hob, space for dishwasher, vinyl flooring, spotlights, breakfast bar, single radiator, concealed door leading to the utility room.

Utility Room 8' 6" x 6' 8" (2.59m x 2.04m)

uPVC double glazed French doors leading to the rear, space for fridge, freezer, washing machine and tumble dryer, square edge woodblock worktops, double radiator, laminate flooring, ceiling spotlights, door to the garage.

First Floor Landing

Doors leading to the bedrooms and shower room.

Bedroom Three 12' 0" narrowing to 8'7" x 6' 9" (3.67m narrowing to 2.61m x 2.07m)

Two uPVC double glazed windows, double radiator, storage cupboard.

Bedroom Two 7' 9" x 12' 2" (2.37m x 3.72m)

uPVC double glazed window, single radiator.

Shower Room 6' 0" x 5' 8" (1.82m x 1.72m)

Corner shower cubicle which is fully tiled, built in wash hand basin with storage under, low level WC, stainless steel effect ladder radiator, laminate flooring, access to the loft space.

Bedroom One 7' 1" x 14' 4" (2.15m x 4.38m)

uPVC double glazed window to the rear, vaulted ceiling with velux style window, ceiling spotlights, storage cupboard, door to the en suite.

En Suite 6' 11" x 4' 4" (2.12m x 1.33m)

White suite comprising single panel bath with shower over and glass screen, low level WC, built in vanity sink unit, stainless steel ladder effect radiator, shaver point, ceiling spotlights, laminate flooring.

Outside

Front Garden

Driveway providing off street parking leading to a single garage. Mainly laid to lawn and shingle.

Garage

With up and over door, power and light, Wall mounted combination boiler.

Rear Garden

Patio area with steps up to a lawn area, enclosed by wood lap fencing and brick wall, outside tap.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

9 Churchill Close
 Barrs Court
 BRISTOL
 BS30 7BW

Energy rating
C

Valid until: **20 September 2033**

Certificate number: 0310-2128-2310-2497-0025

Property type: Semi-detached house
 Total floor area: 73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

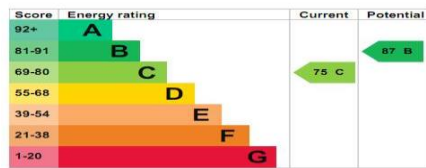
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60



9 Churchill Close

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft
 (Including Garage)



For illustrative purposes only. Not to scale. ID1010538
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision