

# annejames

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**£350,000**

**28 Jeffery Court Barrs Court Bristol BS30 8GF**

**\*DETACHED PROPERTY\***

**\*EXTENDED TO THE SIDE\***

**\*THREE BEDROOMS\***

**\*LONGE - KITCHEN/DINER\***

**\*STUDY AREA\***

**\*GARAGE AND ADDITIONAL PARKING TO FRONT OF PROPERTY\***



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

### **Entrance Door**

Composite door with decorative glass inserts.

### **Entrance Hall**

Laminate flooring, single radiator, dado rail, stairs to first floor accommodation, door to lounge.

### **Lounge** 13' 5" x 12' 5" (4.10m x 3.78m)

uPVC double glazed window to the front, double radiator, under stairs storage cupboard, laminate flooring, fireplace, door to kitchen/dining room.

### **Kitchen/Diner** 21' 11" x 9' 9" (6.67m x 2.97m)

Kitchen area: uPVC door and windows to the rear, range of wall and base units with rolled edge work surfaces and tiled splashbacks. 1 1/2 bowl stainless steel sink unit with mixer over integrated fridge/freezer, space for washing machine, tumble dryer, dishwasher and cooker. Laminate flooring. Dining area: Aluminium patio doors, double radiator, laminate flooring, door to study area.

### **Study Area** 5' 7" x 3' 7" (1.70m x 1.08m)

uPVC double glazed window to the front, double radiator, laminate flooring.

### **First Floor Landing**

uPVC double glazed window to the side, dado rail, storage cupboard, access to the loft, doors to bedrooms and bathroom.

### **Bathroom**

uPVC obscure window to the rear, single panel bath with shower over, W.C. sink with built in storage underneath, part tiled walls, vinyl flooring, ladder radiator.

### **Bedroom One** 10' 8" to wardrobes x 8' 10" (3.24m x 2.68m)

uPVC double glazed window to the front, single radiator, built-in mirror wardrobes.

### **Bedroom Two** 7' 8" to wardrobes x 8' 10" (2.34m x 2.70m)

uPVC double glazed window to the rear, single radiator, built in wardrobes and storage.

### **Bedroom Three** 8' 2" x 3' 11" (2.48m x 1.20m)

uPVC double glazed box bay window to the front, built in storage, single radiator.

### **Rear Garden**

laid to patio and lawn with shrub borders, power points, courtesy door to garage.

### **Garage**

Up and over door, power and light, wall mounted combination boiler.

### **Front garden**

Steps leading to front door, driveway providing off street parking, tiered garden.

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.

