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21 Downside Close Barrs Court Bristol BS30 7XG

SET WITHIN A POPULAR AREA OF BARRS COURT

SEMI DETACHED PROPERTY

LOUNGE ** KITCHEN/DINING ROOM **

TWO BEDROOMS ** FAMILY BATHROOM *

GARDENS TO THE REAR ** OFF STREET PARKING FOR SEVERAL VEHICLES

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

Entrance

uPVC door leading to the entrance hall.

Entrance Hall

Single radiator with archway leading to the lounge.

Lounge 13' 9" x 11' 7" (4.2m x 3.53m)

uPVC double glazed window to the front, single radiator, under stairs cupboard, dado rail, stairs leading to the first floor accommodation and door leading to the kitchen/dining room.

Kitchen/Dining Room 13' 9" x 10' 0" (4.2m x 3.05m)

Kitchen Area : uPVC half glazed door, range of white wall and base units with ceramic hob and extractor over with electric oven, rolled edge work surfaces, one and half bowl stainless steel sink unit with tiled splashbacks, wall mounted Combination boiler, space for washing machine and fridge freezer, vinyl flooring. Dining Area : uPVC double glazed window to the rear, double radiator.

Landing

uPVC double glazed window, single radiator, access to the loft space, door leading to the bathroom and bedrooms.

Bedroom One 10' 7" x 10' 4" (3.23m x 3.15m)

Two uPVC double glazed windows to the front, single radiator, built in double wardrobe.

Bedroom Two 10' 8" x 7' 1" (3.25m x 2.16m)

uPVC double glazed window to the rear, single radiator.

Bathroom

uPVC double glazed obscure window. White suite comprising of single panel bath with shower over and glass shower screen, low level WC, pedestal wash hand basin, single radiator, shaver point, vinyl flooring.

Outside

Front Garden - Laid to lawn with shrub borders, off street parking for several cars. Rear Gardens : - Patio area with lawn area. Shrub borders, courtesy door to the garage. Gate giving side access to the front of the property. The garden is enclosed by fence panels and brick walls.

Garage

With up and over door, power and light supply.

Tenure Freehold

Council Tax C

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.

