



G R E G O R Y S
— E S T A T E A G E N T S —

35 Bickford Close
Bristol, BS30 8SG

£270,000



Located in a popular cul-de-sac within Barrs Court can be found this end of terrace property benefitting a single storey rear extension. Externally this two double bedroom home also enjoys a southerly facing rear garden, a garage and off street parking for up to three vehicles. Internally the property comprises a downstairs cloakroom, a fitted kitchen overlooking the front aspect, a lounge / diner with stairs leading to the first floor and 'French' doors leading to the rear extension. To the first floor two bedrooms, both double in size and a recently renovated bathroom can be found. The property benefits good amounts of storage whilst being double glazed and gas central heated via a combination boiler.

GREGORYS ESTATE AGENTS-KEYNSHAM
1 MARKET WALK , KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE HALLWAY

Upvc double glazed entrance door to the front aspect, radiator, tiled flooring, storage cupboard, doors to cloakroom and lounge/ diner, archway to kitchen

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin, tiled flooring

KITCHEN 8' 2" x 6' 7" (2.50m x 2.01m)

A selection of matching wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob, space and plumbing for a washing machine and fridge/freezer, tiled flooring, double glazed window to the front aspect, a gas combination boiler housed in kitchen wall cupboard

LOUNGE / DINER 15' 0" x 12' 8" (4.58m x 3.85m)

Double glazed window to the side aspect, double glazed 'French' doors leading to the rear extension, stairs to the first floor with under stairs storage recess, laminate flooring, radiator

REAR EXTENSION 11' 10" x 7' 9" (3.60m x 2.36m)

Double glazed window and door to the rear garden, two 'Velux' windows, tiled flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms

BEDROOM ONE 12' 8" x 8' 2" (3.86m x 2.50m)

Two double glazed windows to the front aspect, radiator

BEDROOM TWO 12' 8" x 8' 5" (3.86m x 2.56m)

Double glazed window to the rear aspect, radiator, storage cupboard

BATHROOM 7' 7" x 6' 1" (2.30m x 1.85m)

A three piece white suite comprising a close coupled wc and wash hand basin set in a vanity unit with surface over, a panelled bath with shower over, tiled walls and flooring, obscure double glazed window to the side aspect, chrome heated towel radiator

FRONT GARDEN

Laid to stone shingle with paved pathway leading to the property. Sie pedestrian access gate leading to the rear garden

REAR GARDEN

Enjoying a southerly aspect the garden comprises of patio and grass with a raised border, side pedestrian access gate, enclosed by boundary fencing





Ground Floor



1st Floor

