47 Horsecroft Gardens, Barrs Court, Bristol, BS30 8HU

Offers In Excess Of £425,000 Freehold

DW SMITH EST 19 99



- Well presented detatched family home
- Spacious living room
- Dining area
- Fitted kitchen
- Four bedrooms
- Family bathroom, en suite and WC
- Enclosed rear garden
- Off-street parking and garage
- Ideal family home in a sought-after residential setting



Porch

Living Room
16'2" x 13'2" (4.94m x 4.02m)

Dining Room
10'3" x 8'9" (3.14m x 2.68m)

Kitchen
10'3" x 8'4" (3.14m x 2.56m)

WC

Landing

Bedroom
11'3" x 9'9" (3.44m x 2.98m)

En Suite
4'9" x 4'3" (1.465m x 1.32m)

Bedroom
8'9" x 8'5" (2.67m x 2.58m)

Bedroom
10'3" x 6'5" (3.14m x 1.97m)

Bedroom
7'6" x 7'5" (2.31m x 2.28m)

Bathroom
7'5" x 5'6" (2.28m x 1.69m)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 3

EPC RATING D

COUNCIL TAX BAND D





Well presented detached family home in a pleasant cul-de-sac location.

Entrance hallway, living room, dining area, kitchen and WC

At the first floor are four bedrooms with master en suite and family bathroom.

Externally there is off street parking leading to a garage with an enclosed rear garden with lawned and patio area.









the location

Set in the ever popular Barrs Court locality, offering excellent access to the Avon ring road, and cycle path. Longwell Green district centre, with its range of retail shops and Aspects Leisure centre with swimming pool, gym and cinema complex are both within walking distance. There are nearby green walks at Cock Road Ridge nature reserve, and both Bristol and Bath are readily accessible for the commuter. Bristol 4.8 miles Bath 8.4 miles

Beautiful landscaped rear garden.



just a thought...

If you are looking for a well priced four bedroom detached family home, this is it! Lovely cul-de-sac location with a whole hose of amenities on the doorstep. Viewing highly recommended.