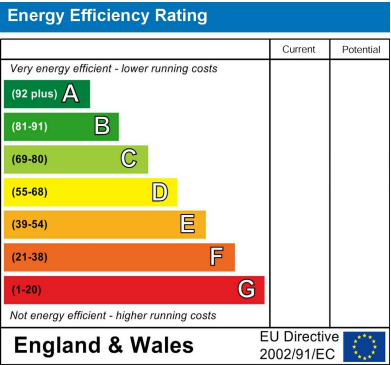


- Two Bedrooms
- Two Off Street Parking Spaces
- Gas Central Heating
- Close To Local Amenities
- Good access to Ring Road
- Conservatory
- Well Presented Throughout
- Double Glazed
- Enclosed Front And Rear Garden
- Must View

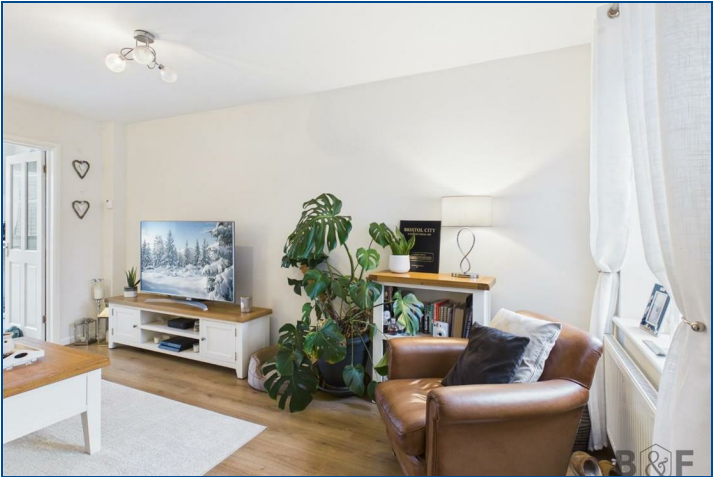


MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

# Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



28 Tanner Close, Barrs Court, Bristol, BS30 7XF  
£300,000



Porch 3'5" x 3'3"

Living Room 11'5" x 15'6"

Kitchen 11'5" x 7'0"

Conservatory 8'11" x 7'5"

Landing 5'10" x 3'1"

Bedroom One 11'6" x 8'3"

Bedroom Two 8'3" x 8'8"

Bathroom 5'4" x 5'8"

Outside

Enclosed large front garden

Enclosed rear garden

Off-street parking for 2 cars

Nestled in Tanner Close, Barrs Court, this well-presented two-bedroom end-of-terrace home offers comfortable, modern living. Ideal for first-time buyers or those looking to downsize with the property being in very good order throughout.

The property features a welcoming reception room, a modern fitted kitchen, conservatory on the ground floor with two spacious bedrooms and contemporary bathroom. Other benefits include, gas central heating, and double glazing across the whole property.

Outside, there is a private enclosed front and rear garden, along with off-street parking for two vehicles. A fantastic opportunity to secure a well-maintained home in a desirable Bristol location close to local amenities. Energy rating TBC, Council Tax C.

\*Please Interact With Our Market Leading Virtual Tour\*

