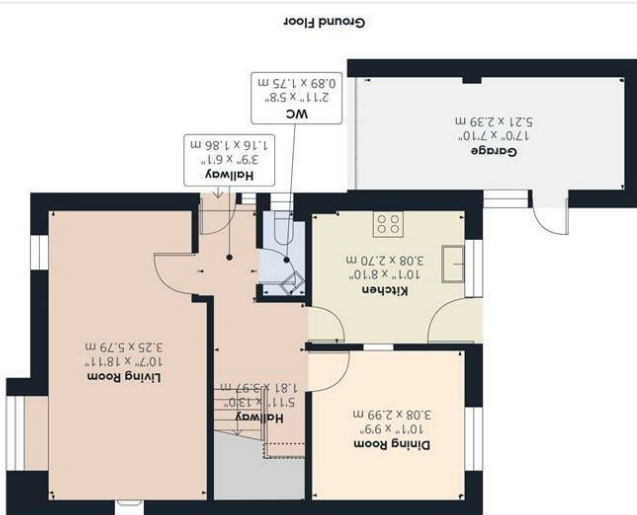
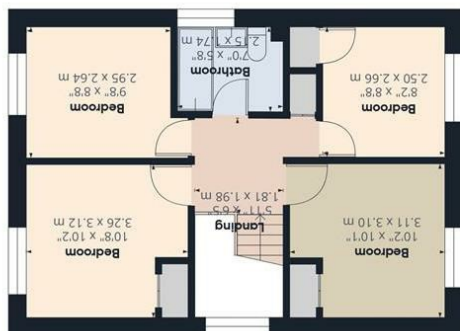




Area	Approximate total area	Reduced headroom
1110 ft ²	103.5 m ²	2 ft ²
0.2 m ²		

(1) Excluding balconies and terraces.

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Garage
17'1" x 7'10" (5.21 x 2.39)

Bathroom
7'0" x 5'8" (2.15 x 1.74)

Bedroom
8'2" x 8'8" (2.50 x 2.66)

Bedroom $10'2" \times 10'2" (3.11 \times 3.10)$

Bedroom
9'8" x 8'7" (2.95 x 2.64)

Bedroom
10'8" x 10'2" (3.26 x 3.12)

First Floor Landing

MC

Kitchen

Dining Room

Living Room

Hallway



- Living room
- Separate dining room
- Kitchen
- Four bedrooms
- Family bathroom
- Gas central heating
- Enclosed rear garden
- Garage and driveway
- No onward chain!

15 Swaish Drive, Barrs Court, BRISTOL, BS30 7AB

Offers In Excess Of £350,000 Freehold

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND D



Modern four bedroom detached home.

Entrance hallway, living room, separate dining room, kitchen and downstairs wc.

At the first floor are four bedrooms and a family bathroom.

Externally is a detached garage, off street parking and a walled, enclosed rear garden.

Offered for sale with no onward chain!



the location

Well placed family home close to a host of local amenities, including schools, nurseries, leisure centre, swimming pool and Gallagher retail park, with its range of national retailers, including Marks and Spencer and Costa. Easy access to the Avon ring road and Bristol/Bath cycle path, plus the M4/M5 motorway networks. Bristol 4.6 miles Bath 8.1 miles

Offered for sale with no onward chain!

just a thought...

Although requiring some updating, this is a well proportioned modern home, in a great location offering fantastic value and a real opportunity for the young or growing family!