

44 CAUSLEY DRIVE
BARRS COURT
BRISTOL
BS30 7JD

OFFERS OVER £325,000

SET WITHIN A POPULAR RESIDENTIAL CUL-DE-SAC IN BARRS COURT, CAN BE FOUND THIS TASTEFULLY REFURBISHED TWO BEDROOM SEMI-DETACHED HOME, OFFERING THE PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS LOOKING FOR A STYLISH PROPERTY THEY CAN MOVE STRAIGHT INTO AND MAKE THEIR OWN. BOASTING CONTEMPORARY INTERIORS, A SIZEABLE REAR GARDEN, AMPLE DRIVEWAY PARKING AND A SINGLE GARAGE, THIS IS A HOME THAT COMBINES MODERN LIVING WITH EVERYDAY PRACTICALITY.

Having undergone a recent refurbishment throughout, the property offers a fresh, modern feel from the moment you step inside. The result is a smart, turnkey home, ideal for those looking to take their first step onto the property ladder without the immediate expense or hassle of renovation.

The ground floor centres around a bright, open-plan living space, flowing seamlessly into a sleek contemporary kitchen and dining area. Perfect for everyday living, this sociable arrangement offers plenty of flexibility, whether you're relaxing after a busy day, enjoying a quiet evening in or having friends over at the weekend.

Upstairs, you'll find two well-proportioned double bedrooms, alongside a beautifully finished family bathroom featuring contemporary fixtures and fittings. The accommodation is thoughtfully arranged, making the most of the available space.

Outside, the enclosed rear garden is a real highlight, providing a private, sun-filled spot to enjoy the warmer months, unwind with a coffee or entertain friends. Ample driveway parking and a single garage add further appeal, offering valuable storage and convenience rarely overlooked by first-time buyers.

Barrs Court is ideally placed for making the most of everyday life, with local shops, amenities and green spaces close by, alongside convenient access to Gallagher Retail Park for a wider choice of shopping and leisure facilities. Excellent transport links also make travelling into Bristol and the surrounding areas straightforward, making this a particularly appealing location for commuters and those wanting to stay connected to the city while enjoying a more residential setting.

Combining a modern, move-in-ready finish with practical extras and a convenient location, this is a fantastic opportunity for first-time buyers to secure a home that ticks all the right boxes. Early viewing is highly recommended.













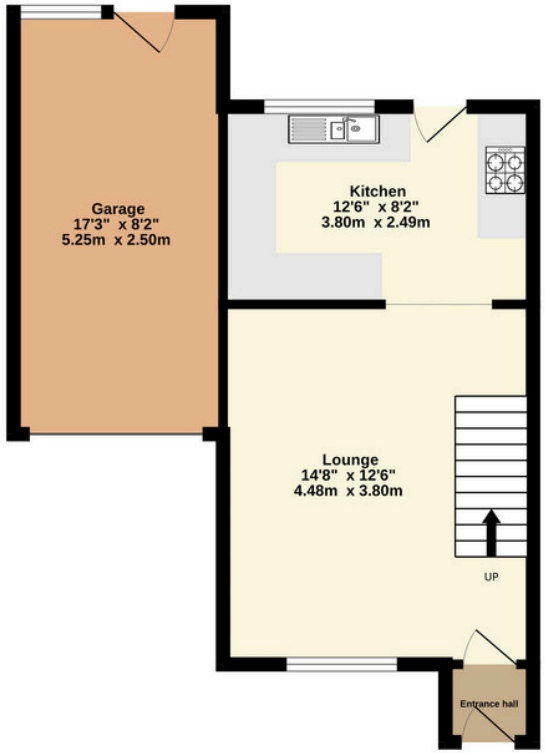




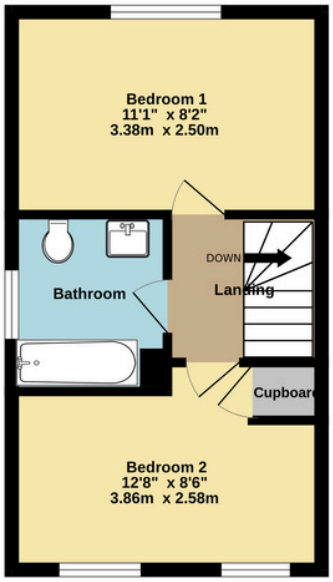




Ground Floor



1st Floor



44 Causley Drive

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

44 Causley Drive Barrs Court BRISTOL BS30 7JD	Energy rating **D**	Valid until:	**11 April 2033**
		Certificate number:	**4500-7898-0622-3298-3473**

Property type	Semi-detached house
Total floor area	55 square metres

Rules on letting this property

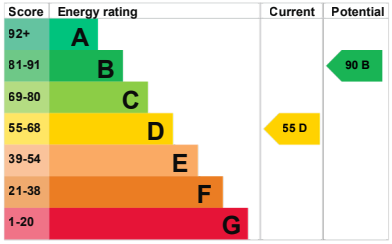
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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