

# Asking Price

Pippin Court, Barrs Court, Bristol, South Gloucestershire, BS30 7AY



## Features

- First-floor location
- Peaceful cul-de-sac
- Close to amenities
- Bright open-plan
- Spacious bedroom
- Well-lit kitchen
- Allocated parking

Welcome to this delightful modern first-floor flat, on offer and perfect for first-time buyers or investors considering a solid addition to their portfolio. Nestled in a peaceful cul-de-sac, this property is conveniently situated close to local amenities, offering a blend of tranquillity and convenience.

Upon entering, you'll be greeted by a bright and spacious open-plan living/dining room, inviting you to relax or entertain guests. The room's layout provides plenty of space for both a comfortable sitting area and a dining space.

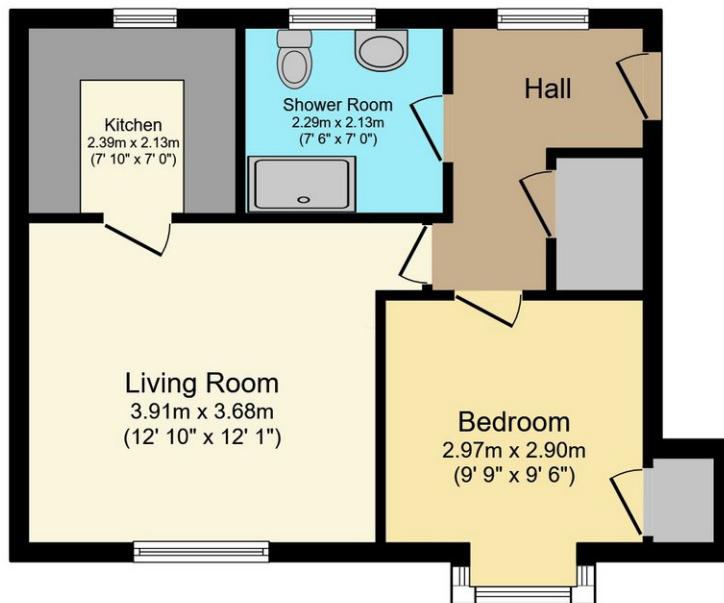
The flat includes a double bedroom, ensuring a restful night's sleep. The room is spacious enough to accommodate a variety of furniture arrangements, allowing you to personalise the space to your liking.

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## FLOORPLAN

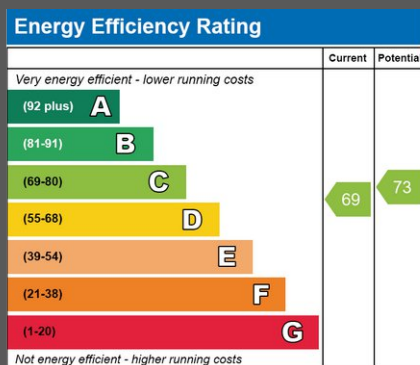


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## EPC



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