



9, Constable Close, Keynsham BRISTOL,
BS31 2UN

£270,000

Anne James Estate agents are pleased to offer for sale this end terrace property which is offered with No Onward Chain. The accommodation comprises to the ground floor of lounge/dining room with patio doors opening onto an enclosed garden which is mainly laid to lawn with a patio area for entertaining. To the first floor are two bedrooms and a modern bathroom. Ideal first home. Viewing recommended.

Entrance

Wood entrance door with glass inserts.

Entrance Hallway

Single radiator, stairs to the first floor accommodation, doors to the kitchen, lounge and WC

WC

Wood double glazed obscure window to the front. Low level WC, corner sink unit with splash backs, single radiator, laminate flooring.

Kitchen

9' 7" x 5' 5" (2.91m x 1.65m)
uPVC double glazed window to the front, range of wall and base units with rolled edge worktops, tiled splashbacks, stainless steel single drainer sink unit with mixer, built in electric oven and gas hob, space for washing machine and fridge freezer, wall mounted boiler, vinyl flooring.

Lounge

11' 8" x 15' 4" (3.56m x 4.67m)

uPVC double glazed patio doors, double radiator, under stairs storage cupboard.

First Floor Landing

Access to the loft space, which is part boarded with light, doors leading to the bedrooms and bathroom.

Bedroom One

15' 4" narrowing to 11'9 " x 9'3" narrowing to 5'8" (4.67m narrowing to 3.58m x 2.8m narrowing to 1.72m)
uPVC double glazed window to the front, single radiator, storage cupboard housing hot water tank.

Bedroom Two

11' 9" x 9' 5" (3.59m x 2.86m)
uPVC double glazed window to the rear, single radiator.

Bathroom

Single panelled bath, low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring, extractor fan.





Outside

Front : Parking for two cars, steps leading to the entrance door, mainly laid to shingle, Gate giving pedestrian access to the rear garden.

Rear Garden

Mainly laid to lawn with patio, garden shed and side access.



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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