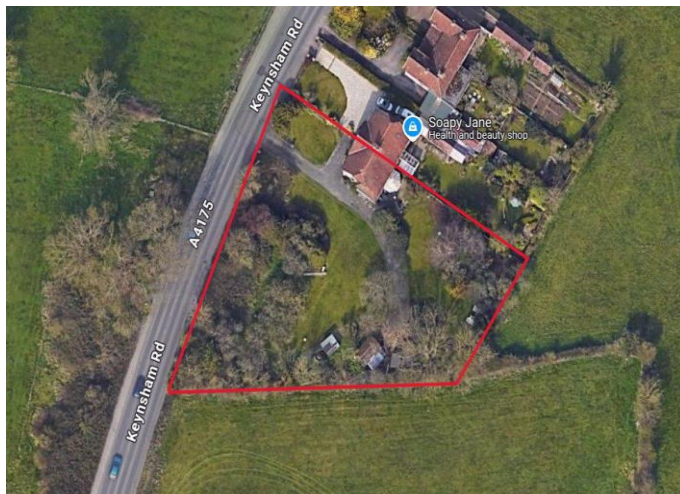




Woodbrook, Keynsham Road, Willsbridge
Bristol, South Gloucestershire, BS30 6EW

£767,000

Woodbrook is a substantial semi-detached property on a plot of approximately 0.64 acres which is in an enviable location close to Keynsham High Street and Railway Station. The property offers fantastic potential for refurbishment or as a development opportunity subject to planning. One of the key features of this lovely home is the expanse of gardens which are located to the front, side, and rear of the property. Whilst the home could benefit from updating, it offers spacious accommodation to briefly include a generous lounge, a dining room, and a fitted kitchen. Upstairs, there are three double bedrooms and a family bathroom. To the second floor there is a loft room used as a further bedroom with views over open countryside. The property enjoys a convenient position midway between the Cities of Bristol and Bath both approximately eight miles away, making the property an ideal base for commuting. There is a wide range of local shopping and recreational facilities available in nearby Keynsham or stores such as M&S, Boots, Asda, and B&Q all located nearby in Longwell Green. Offered For Sale with No Onward Chain, early viewing is highly recommended.



Entrance

The entrance to the property is through a Upvc double glazed obscure door with matching side panels to the entrance porch.

Entrance Porch

7' 7" x 3' 3" (2.31m x 1.00m)
Tiled floor, part obscure glazed door to the hallway.

Entrance Hallway

14' 0" x 7' 7" (4.27m x 2.30m)
Obscure glazed window to the side, half turn staircase to the first floor, double radiator, doors into the lounge, kitchen, and dining room.

Lounge

15' 11" into bay x 13' 0" (4.85m x 3.95m)
Upvc double glazed window to the front, double radiator, coving, tiled fireplace, and hearth.

Dining Room

14' 4" x 13' 0" (4.36m x 3.97m)
Double glazed sliding patio doors into the conservatory, double radiator, tiled fireplace with gas fire, coving.



Conservatory

11' 11" x 8' 6" (3.63m x 2.60m)
Upvc double glazed construction with poly-carbonate roof, windows, French doors to the rear garden.

Kitchen

11' 6" x 10' 8" (3.51m x 3.26m)
Upvc double glazed window to the rear, Upvc double glazed window and obscure glazed door to the side, door to pantry cupboard with porthole window, range of wall and base units with rolled edge work surfaces and tiled splashbacks, stainless steel double sink unit with mixer tap, space for a cooker, space for a washing machine, space for a dishwasher, space for a fridge and freezer.

Landing

Upvc double glazed window at half landing, doors to bedrooms one, two and three, door to staircase leading to bedroom four, door to the bathroom.

Bedroom One

13' 11" x 13' 1" (4.25m x 3.98m)
Upvc double glazed window to the front with far reaching views, double radiator, coving, door to wardrobe.





Bedroom Two

13' 1" x 11' 4" (4.00m x 3.45m)

Upvc double glazed window to the rear with far reaching views, double radiator, coving, cupboard housing a radiator and 'Worcester Combination Boiler', radiator.



Bedroom Three

14' 1" x 7' 7" (4.29m x 2.30m)

Upvc double glazed box window to the front with far reaching views, double radiator.



Bathroom

11' 5" x 7' 7" (3.49m x 2.30m)

Upvc double glazed window to the rear and side, radiator, pedestal wash hand basin, panel bath, tiled shower cubicle, low level WC, half tiled walls.



Loft Room / Bedroom Four

21' 9" x 10' 7" (6.64m x 3.23m)

Upvc double glazed window to the side, two radiators, built in wardrobes with sliding doors, loft hatch, door into ensuite.

En Suite

6' 5" x 5' 6" (1.96m x 1.68m)

Tiled shower cubicle with electric shower, vanity wash hand basin, low level WC, shaver point, extractor fan, radiator, door leading into eaves storage.



Outside

One of the key features of this property is the expanse of gardens which are located to the front, side, and rear of the property. The gardens are level and laid to lawn with mature shrub and tree borders, fruit trees, green house, garden shed, further storage shed, patio and a garage. A gated driveway provides off street parking for several cars.



Local Authority South Gloucestershire

Council Tax Band Band D

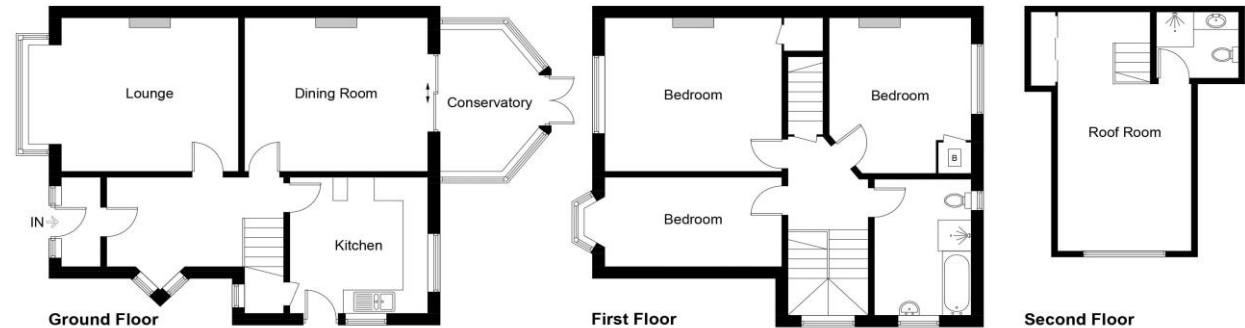
Freehold

Woodbrook

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only. Not to scale. ID1163974
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not conducted a detailed 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.

Anne James Estate Agents Office

Tel: 0117 9328611

89a Bath Road

Longwell Green

Bristol

info@annejames.co.uk

www.annejames.co.uk

BS30 9DF