



12, Hadrian Close, Keynsham Bristol, Bath
And North East Somerset, BS31 2FD

£500,000

Anne James Estate Agents are pleased to offer to the market this beautifully presented three bedroom semi detached property set within the popular Somerdale Development of Keynsham, within walking distance of the local town centre with all of its local shops, cafe's restaurants and schools, and close to Keynsham Train station. You can enter the property through a composite door which leads into a spacious hallway with access to the cloakroom, lounge, and kitchen/dining room and to the first floor are three generous bedrooms with an en suite shower room to the bedroom One and a beautiful bathroom. The property stands in well tended gardens mainly laid to lawn with a decking area which is fully enclosed, The property also boasts a garage with additional hardstanding for several vehicles. Properties of this nature rarely remain on the market for long.

Viewing Recommended

Entrance

Composite door with uPVC double glazed window to the side.

Entrance Hallway

Tiled floor, double radiator, doors leading to the kitchen/dining room and lounge. Stairs to the first floor accommodation, door leading to the cloakroom.

Cloakroom

White low level WC, pedestal wash hand basin, half tiled walls, tiled flooring, single radiator, extractor fan.

Lounge

16' 4" x 9' 5" (4.97m x 2.88m)

uPVC double glazed window to the front and side, uPVC french doors with glass side panels leading to the rear garden, two single radiators, ceiling spotlights, TV aerial point.

Kitchen/Dining Room

16' 2" x 12' 0" (4.93m x 3.66m)

uPVC double glazed windows to the front and side, range of white wall and base units with square edge granite work surfaces and upstands, electric double oven, integrated fridge and freezer, dishwasher and washing machine, five ring gas hob with granite splashback and extractor over, inset sink with mixer, double radiator, tiled floor, cupboard housing combination boiler,

First Floor Landing

Access to the loft space, storage cupboards, doors to the bedrooms and bathroom.

Bathroom

7' 9" narrowing to 5' 1" x 6' 3" (2.35m narrowing to 1.56m x 1.91m)

uPVC double glazed obscure window to the front, white suite comprising of panel bath with shower over, low level WC, pedestal wash hand basin. fully tiled walls and floor, single radiator.

Bedroom One

12' 2" x 9' 9" (3.70m x 2.97m)

uPVC double glazed window to the front and side, ceiling spotlights, single radiator, built in double wardrobe, door to ...





En Suite

uPVC obscure window to the rear. White low level WC, wash hand basin set into drawer unit, double shower cubicle with electric shower, fully tiled walls and floor.

Bedroom Two

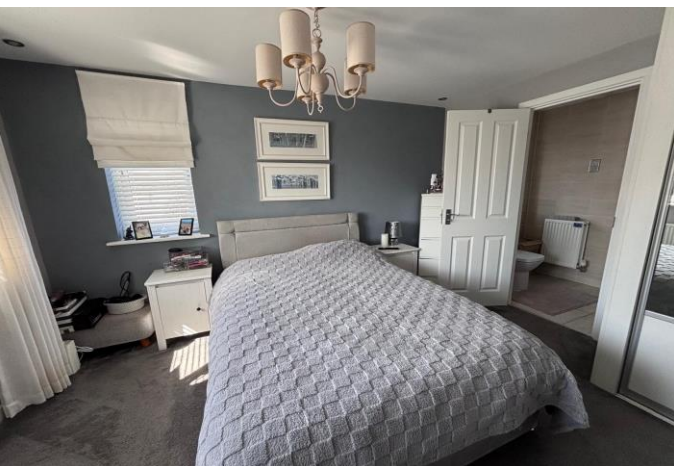
11' 9" x 8' 11" (3.59m x 2.71m)

uPVC double glazed window to the front and side, ceiling spotlights, single radiator.

Bedroom Three

9' 7" x 6' 9" (2.91m x 2.07m)

uPVC double glazed window to the side, single radiator.



Outside

Front Garden

Laid to lawn with shrubs, off street parking leading to the garage, paved off street parking for several vehicles.

Rear Garden

Laid to patio and lawn with shrub borders, decking area, outside tap, outside power sockets, enclosed by woodlap fencing, gate to the front.

Garage

Up and over door, power and light supply. Toilet and sink (not connected)

Tenure

Freehold



Council Tax

Band C - Bath & North East Somerset.

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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