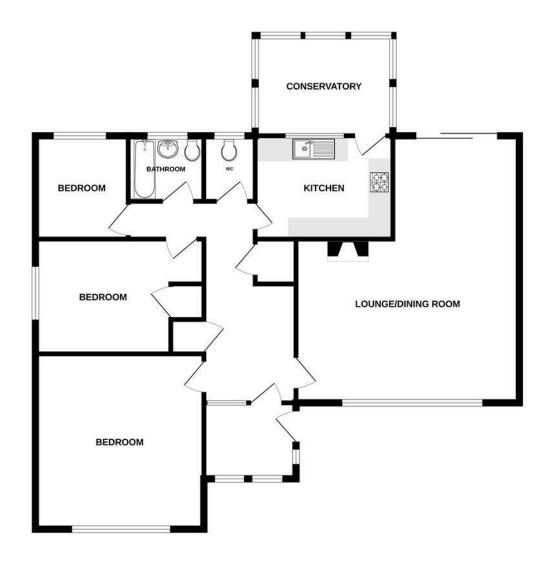


GROUND FLOOR 1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx

virsis every attempt has been made to enter use accuracy of the incoppant contained neter, measurements of doors, windows, forms and any other items are applicationate and no responsibility is taken for any entry, 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

9 Cadbury Road, Keynsham, Bristol, BS31 1JW



£500,000

A generous three bedroom detached bungalow that offers scope to modernise and improve.

■ Detached ■ Bungalow ■ Corner plot ■ Lounge/dining room ■ Kitchen ■ Three
 bedrooms ■ Bathroom ■ Wrap around gardens ■ Off street parking ■ Garage





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9 Cadbury Road, Keynsham, Bristol, BS31 1JW

Situated on a corner plot that offers wrap around gardens, this WC 1.8m x 1m (5'10" x 3'3") spacious three bedroom detached bungalow presents the new Obscured double glazed window to rear aspect, matching two owner with the opportunity to modernise and enhance this home piece suite comprising wash hand basin and low level WC. to their individual taste.

Internally all accommodation is arranged over a single storey which comprises of a useful porch which leads to a good size hallway this in turn leads to the remaining accommodation which comprises of an open plan lounge/dining room measuring 6.7m x 5.6m (21'11" x 18'4"), and a kitchen which leads to a conservatory extension. The home further benefits from three well balanced bedrooms which are serviced by a three piece suite bathroom in addition to a separate WC ideal for guest use.

Externally the home enjoys wrap around gardens and offers larger than typical front and side gardens which benefit from a selection of small trees and mature shrubs. To the rear a smaller garden is found which benefits from a patio, TENURE greenhouse and walled boundaries. Further benefits from the property include off street parking for several vehicles and a single garage.

INTERIOR

GROUND FLOOR

PORCH 2.3m x 2m (7'6" x 6'6")

Double glazed windows to front and side aspects. Obscured window and glazed door leading to hallway.

HALLWAY 5.1m x 2.3m (16'8" x 7'6")

Access to loft via hatch, two built in storage cupboards (one housing gas combination boiler), radiator, power points.

LOUNGE/DINING ROOM 6.7m x 5.6m (21'11" x 18'4")

to maximum points. An 'L' shaped room with double glazed window to front aspect and double glazed patio doors to rear aspect that lead to the rear garden, feature open fireplace with stone surround, radiators, power points.

KITCHEN 3.3m x 2.7m (10'9" x 8'10")

Double glazed window to rear aspect, obscured double glazed door to rear aspect leading to conservatory. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with four ring gas hob and stainless steel extractor fan over, integrated fridge, space and power for freezer, power points, tiled splashbacks to all wet areas.

CONSERVATORY 2.9m x 2.5m (9'6" x 8'2")

Double glazed windows to rear and side aspects, double glazed door to side aspect leading to garden, power points.

BEDROOM ONE 4.3m x 4.2m (14'1" x 13'9")

Double glazed window to front aspect, radiator, power points.

BEDROOM TWO 3.6m x 3m (11'9" x 9'10")

Double glazed window to side aspect, built in wardrobe, radiator, power points.

BEDROOM THREE 2.8m x 2.6m (9'2" x 8'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower attachment over. Radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Generous front and side gardens featuring a selection of small trees and shrubs, walled boundaries, well stocked flower beds, path leading to rear garden, path leading to front door.

REAR GARDEN

A selection of mature shrubs and small trees, gated path leading to off street parking, walled boundaries, greenhouse, patio.

OFF STREET PARKING

Accessed via a dropped kerb and leading to garage.

Detached single garage accessed via an up and over door.

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

https://checker.ofcom.org.uk/

Flood Risk

https://www.gov.uk/request-flooding-history

Coal Mining and Conservation Areas

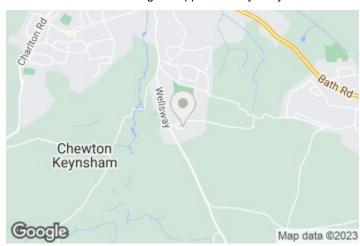
https://www.gov.uk/guidance/using-coal-mining-

information#coal-authority-interactive-map-viewer

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

https://www.bristol.gov.uk/residents/planning-and-buildingregulations/conservation-listed-buildings-and-the-historicenvironment/conservation-areas

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.



















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