

165 Coronation Avenue, Keynsham, Bristol, BS31 2QG

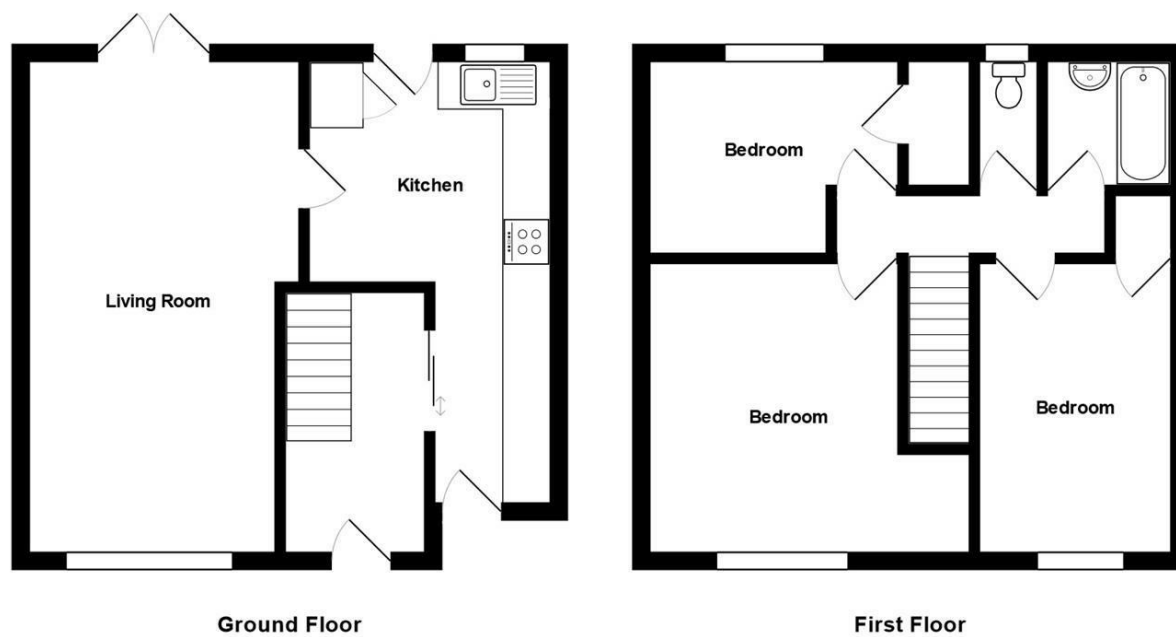


£285,000

A well proportioned three bedroom terraced home well suited to first time buyers and families.

- Terraced home
- Living / Dining room
- Kitchen
- Three bedrooms
- Family Bathroom
- Front and rear gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 84.4 m<sup>2</sup> ... 909 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

# 165 Coronation Avenue, Keynsham, Bristol, BS31 2QG

Offering spacious and well looked after accommodation, this three bedroom terraced home is situated in a quiet location close to local amenities.

Internally the property comprises of an entrance hallway, a full length lounge / diner with french doors to the rear garden and a good sized separate kitchen. To the first floor three well proportioned bedrooms are found which are serviced by a recently decorated family bathroom and separate WC.

Externally the home benefits from a rear garden with a patio for outdoor dining and a vast array of well established trees, plants and shrubbery whilst the front benefits from a low maintenance garden. On street parking is available on surrounding roads.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.4m x 1.7m (11'1" x 5'6" )

Access to downstairs rooms, staircase to first floor with storage below, radiator.

#### LIVING/DINING ROOM 6.3m x 3.1m (20'8" x 10'2" )

UPVC double glazed window to front aspect and French door to rear aspect providing access to the garden, radiators and power points.

#### KITCHEN 5.6m x 3.1m (18'4" x 10'2" )

UPVC double glazed window and obscured door to rear aspect, obscured UPVC double glazed door to front, splash backs to wet areas and tiled flooring. Matching wooden wall and base units with laminate worktops, integrated oven and gas hob, space and plumbing for washing machine. Gas combination boiler, radiator and power points.

### FIRST FLOOR

#### BEDROOM ONE 4.1m x 3.7m (13'5" x 12'1" )

UPVC double glazed window to front aspect, built in wardrobe with sliding mirrored doors, radiator and power points.

#### BEDROOM TWO 3.7m x 2.4m (12'1" x 7'10" )

UPVC double glazed window to front aspect, built in cupboard, radiator and power points.

#### BEDROOM THREE 3.2m x 2.5m (10'5" x 8'2" )

UPVC double glazed window to rear aspect, radiator and power points.

#### WC 1.6m x 0.7m (5'2" x 2'3" )

UPVC obscured window to rear aspect, tiled walls and a wc.

#### BATHROOM 1.6m x 1.5m (5'2" x 4'11" )

UPVC obscured window to rear aspect, tiled walls, wash hand basin, bath with electric shower over and a radiator.

#### LANDING 3.5m x 0.8m (11'5" x 2'7" )

Access to all first floor rooms, loft access via hatch, single power point.

## EXTERIOR

### FRONT GARDEN

Overlooking a green, low maintenance of mainly patio with hedges and well established plants to the boundaries.

### REAR GARDEN

Patio area for outdoor dining, lawn with a vast array of well established plants, trees and shrubbery including a plum tree, crab apple trees and a pink camellia.

## TENURE

This property is freehold.

## AGENT NOTE

Prospective purchasers are to be aware this property is council tax band C according to the [www.gov.uk](http://www.gov.uk) website. There are historic covenants and we hold a copy of the register if purchasers wish to see.

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](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

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

