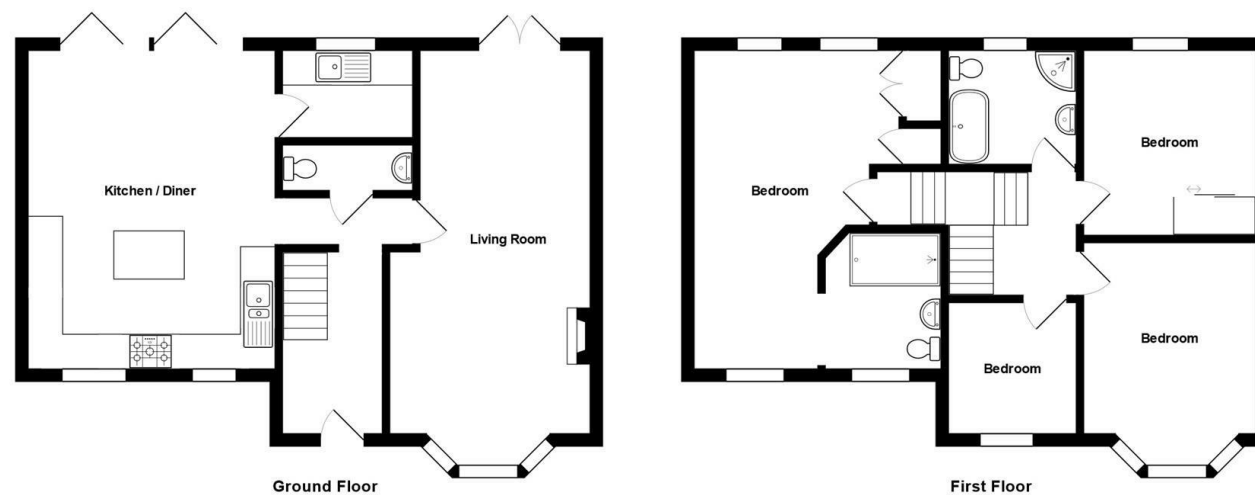


1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

78 Albert Road, Keynsham, Bristol, BS31 1AD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(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: 127.0 m² ... 1367 ft²
 All measurements are approximate and for display purposes only.



£575,000

A sympathetically extended four bedroom home located within a convenient position ideal for access to town centre amenities.

- Corner plot
- Lounge/Family room
- Luxury Kitchen/dining room
- Utility room
- WC
- Four bedrooms
- En suite shower room
- Family Bathroom
- Off street parking
- Garden

www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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78 Albert Road, Keynsham, Bristol, BS31 1AD

A conveniently located four bedroom semi detached home that sits within a generous corner plot and has been subject to a substantial extension that provides the addition of a delightful kitchen/dining room and luxury master suite. This unique property is located on the corner of Albert Road and Park Road and enjoys close proximity to town centre shops and amenities, in addition to the highly sought after St Johns Primary School making it an ideal purchase for growing families.

Internally the ground floor comprises of a generous lounge/family room measuring 7.6m ("24.11") with feature woodburning stove, in addition to a high quality kitchen/dining room with range of integrated appliances, feature island, granite work surfaces and bi-folding doors. The ground floor is completed by a useful WC and separate utility room. To the first floor four good sized bedrooms are found (three doubles, one single) with the master enjoying a luxury en suite shower room. The first floor further benefits from high quality four piece suite bathroom with roll top bath and access to a boarded loft which offers potential for further extension (subject to obtaining necessary consents).

Externally the front of the property is imprinted concrete that is accessed by a dropped kerb and offers generous parking, while the rear garden offers a level lawn, raised deck and mature flower beds, in addition to a brick potting shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.5m x 1.8m (14'9" x 5'10")

Dual double glazed window to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/FAMILY ROOM 7.6m x 3.6m narrowing to 3.2m into bay (24'11" x 11'9" narrowing to 10'5" into bay)

Double glazed bay window to front aspect, double glazed window and French doors to rear aspect overlooking and providing access to rear garden, inset woodburning stove, radiator, power points.

KITCHEN/DINING ROOM 5.7m x 4.4m (18'8" x 14'5")

Dual double glazed windows to front aspect, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, door leading to utility room. Bespoke built kitchen comprising range of soft close wall and base units with granite work surfaces, range of integrated appliances including oversized fridge, freezer, dishwasher and wine cooler, space and gas supply for 'Range' style oven with oversized extractor fan over, twin inset sink with mixer tap over, feature island, power points, granite splashbacks to all wet areas. Dining area benefitting from ample space for family sized dining table and separate seating area.

UTILITY ROOM 2.3m x 1.6m (7'6" x 5'2")

Double glazed window to rear aspect overlooking rear garden, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and plumbing for washing machine and tumble dryer, radiator, power points, tiled splashbacks to all wet areas.

WC 2.1m x 0.8m (6'10" x 2'7")

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

Access to boarded and insulated loft that benefits from power and lighting and offers a potential for a conversion (subject to necessary consents), power points, doors to rooms.

BEDROOM ONE 5.7m x 3.6m (18'8" x 11'9")

to maximum points, including en suite shower room. Dual double glazed windows to rear aspect overlooking rear garden, built in double wardrobe and cupboards, radiator, power points, opening leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m x 2m (7'6" x 6'6")

Obscured double glazed window to front aspect, luxury three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower cubicle with dual head shower off mains supply over, extractor fan, heated towel rail incorporating period style radiator, power points, underfloor heating.

BEDROOM TWO 4m x 3.2m (13'1" x 10'5")

to maximum points into bay. Double glazed bay window to front aspect, radiator, power points.

BEDROOM THREE 3.6m x 3.1m (11'9" x 10'2")

Double glazed window to rear aspect overlooking front garden, built in triple wardrobe, radiator, power points.

BEDROOM FOUR 2.3m x 2.2m (7'6" x 7'2")

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

BATHROOM 2.4m x 2.3m (7'10" x 7'6")

Obscured double glazed window to rear aspect, matching four piece suite comprising wash hand basin with mixer tap over, low level WC, roll top bath with centrally located taps and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Generous front garden accessed via a dropped kerb and imprinted concrete that provides off street parking for several vehicles, wall and fenced boundaries, gated path leading to rear garden, well stocked flower beds, metal storage sheds. (one with power).

REAR GARDEN

Mature rear garden mainly laid to lawn with wall and fenced boundaries, raised deck ideal for al fresco dining, well stocked flower beds, brick built potting shed benefitting from power and lighting, timber storage shed.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C 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-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.

