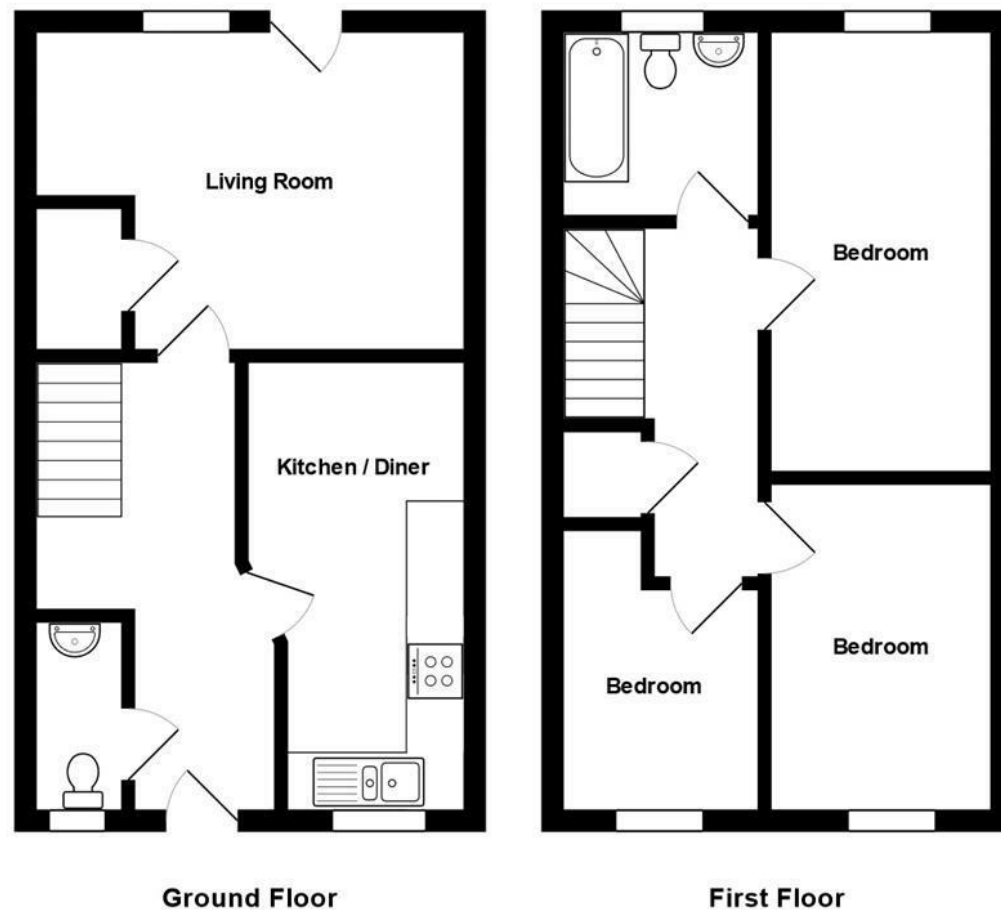


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 75.3 m² ... 811 ft²

All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

4 Lulworth Road, Keynsham, Bristol, BS31 2PX



£325,000

A modern three bedroom semi detached home offering neutrally decorated accommodation throughout.

- Semi detached
- Entrance hallway
- Lounge
- Kitchen/Dining room
- WC
- Landing
- Three bedrooms
- Family bathroom
- Front and rear gardens
- Off street parking

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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



4 Lulworth Road, Keynsham, Bristol, BS31 2PX

A modern well presented three bedroom home located in a convenient setting, close to town centre amenities and several well regarded schools.

Internally the home offers bright and airy accommodation which comprises to the ground floor; a roomy entrance hallway, a modern kitchen/dining room, a useful WC and a full width lounge that directly accesses the rear garden. To the first floor three well balanced bedrooms are found in addition to a modern three piece suite bathroom.

Externally both front and rear gardens have been designed with low maintenance in mind, with the rear offering an artificial grass area, a level patio, children's play area and a timber shed. The property further benefits from block paved off street parking located at the end of the rear garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 1.3m (15'8" x 4'3")

Radiator, power points, stairs rising to first floor landing, doors to rooms.

LOUNGE 4.6m x 3.3m (15'1" x 10'9")

Double glazed windows and door to rear aspect overlooking and providing access to rear garden, built in storage cupboard, radiator, power points.

KITCHEN/DINING ROOM 4.9m x 2.4m narrowing to 2.1m (16'0" x 7'10" narrowing to 6'10")

Double glazed window to front aspect, modern kitchen comprising a range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and plumbing for washing machine and dishwasher, space and power for upright fridge/freezer, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas, ample space for family sized dining table.

WC 1.7m x 0.9m (5'6" x 2'11")

Obscured double glazed window to front aspect, modern, matching two piece suite comprising wash hand basin and low level WC. Radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.7m x 1m (12'1" x 3'3")

Access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.8m x 2.4m (15'8" x 7'10")

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

BEDROOM TWO 3.6m x 2.3m (11'9" x 7'6")

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

BEDROOM THREE 3.1m narrowing to 2.5m x 2.2m (10'2" narrowing to 8'2" x 7'2")

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

BATHROOM 2.2m x 2.1m (7'2" x 6'10")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden enclosed by fenced boundaries, shrubs, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to patio and artificial grass, wall and fenced boundaries, timber shed, child's play area, gated access to off street parking.

PARKING

Blocked paved off street parking located at the rear of the property.

TENURE

This property is freehold. An estate charge of £136.70 is payable annually.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B 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 Checker

<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.

