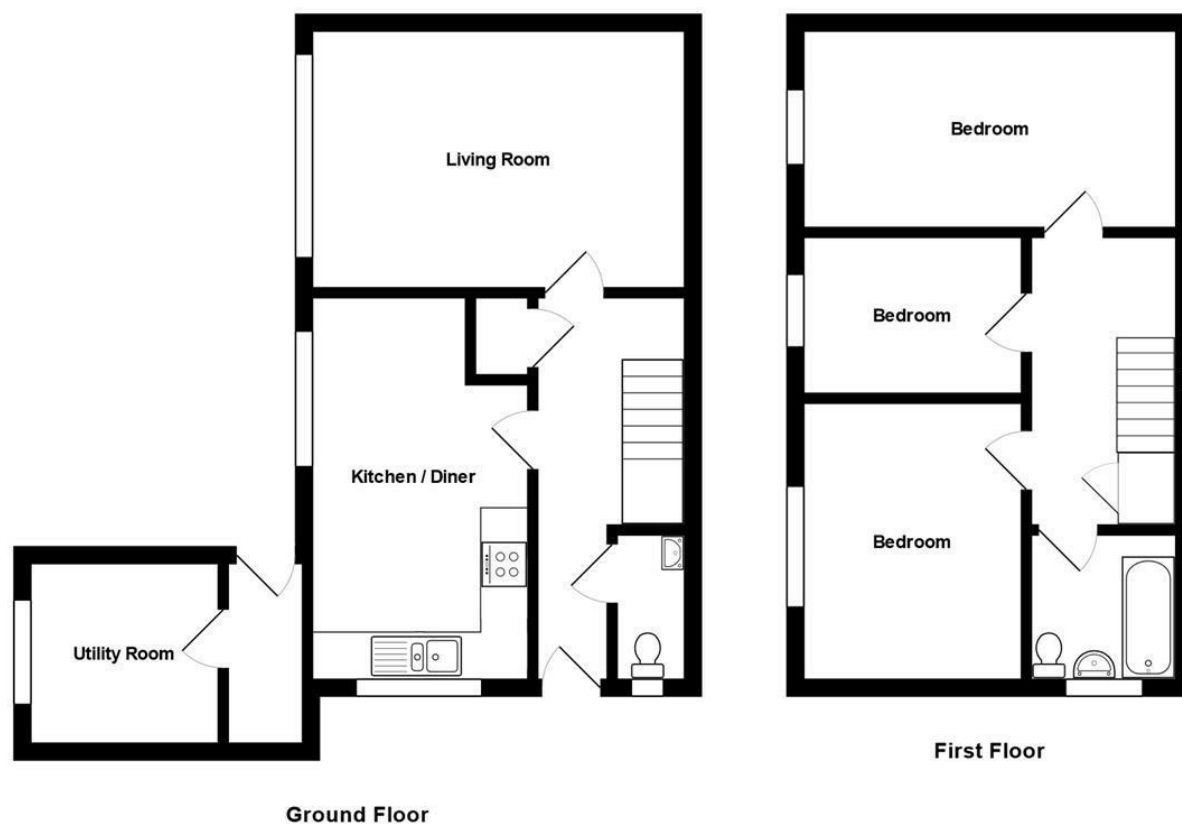


48 St. Johns Court, Keynsham, Bristol, BS31 2AZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only.



£250,000

A deceptively spacious three bedroom home that enjoys a central town location.

- Central location
- Entrance hallway
- Living Room
- Kitchen/Dining room
- Utility
- WC
- Landing
- Three bedrooms
- Bathroom
- Garden

48 St. Johns Court, Keynsham, Bristol, BS31 2AZ

This spacious three bedroom home offers bright and airy accommodation enjoying an enviable location within close proximity to High Street amenities, Keynsham railway station and with easy access to the North Bristol Ring Road.

Internally, the ground floor comprises of a welcoming entrance hallway, a generous lounge, a kitchen/dining room, a useful WC and a utility room. To the first floor three good size bedrooms are found in addition to a three piece suite family bathroom.

Externally the property benefits from a low maintenance garden that is laid to lawn and patio for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.8m (16'8" x 5'10")
Access to ground floor rooms, staircase to first floor, a radiator.

LIVING ROOM 4.9m x 3.3m (16'0" x 10'9")
UPVC double glazed window to side aspect, radiator and power points.

KITCHEN/DINING ROOM 4.9m x 2.7m (16'0" x 8'10")
UPVC double glazed windows to front and side aspect, door access to utility, matching wall and base units with laminate worktops, space for white goods and an oven. Stainless steel sink with mixer tap over, tiled splashbacks to wet areas, radiator and power points.

UTILITY 2.4m x 0.8m (7'10" x 2'7")
Door to rear garden, access to storage room, plumbing for washing machine and power points.

STORAGE ROOM 2.4m x 2.4m (7'10" x 7'10")
Single skin room, UPVC double glazed window to side aspect, radiator.

WC 1.7m x 0.8m (5'6" x 2'7")
UPVC obscured double glazed window to front aspect, wash hand basin with storage below, low level WC, tiled splashbacks to wet areas.

FIRST FLOOR

LANDING 3.7m x 1.8m (12'1" x 5'10")
Access to all first floor rooms, airing cupboard, radiator and a power point.

BEDROOM ONE 4.8m x 2.5m (15'8" x 8'2")
UPVC double glazed window to side aspect and power points.

BEDROOM TWO 3.5m x 2.8m (11'5" x 9'2")
UPVC double glazed window to side aspect, radiator and power points.

BEDROOM THREE 2.4m x 2m (7'10" x 6'6")
UPVC double glazed window to side aspect and power points.

BATHROOM 1.8m x 1.8m (5'10" x 5'10")
UPVC obscured window to front aspect, bath with electric shower over, wash hand basin, low level WC, tiled splashbacks to all wet areas and a radiator.

EXTERIOR

REAR GARDEN
Laid to lawn and patio for outdoor dining, Japanese camellia shrub. wall boundaries and gated access.

TENURE
This property is freehold.

AGENT NOTE
This property has a flat roof which is approximately 20 years of age. Please note the property title is unregistered.

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.

