



Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

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



£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





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

This spacious three bedroom home offers bright and BATHROOM 1.8m x 1.8m (5'10" x 5'10") airy accommodation enjoying an enviable location within UPVC obscured window to front aspect, bath with close proximity to High Street amenities, Keynsham electric shower over, wash hand basin, low level WC, railway station and with easy access to the North Bristol tiled splashbacks to all wet areas and a radiator. 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.

# **EXTERIOR**

#### **REAR GARDEN**

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

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-mininginformation#coal-authority-interactive-map-viewer

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

https://www.bristol.gov.uk/residents/planning-andbuilding-regulations/conservation-listed-buildings-andthe-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.



















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