

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

62 Caernarvon Road, Keynsham, Bristol, BS31 2PE



Total Area: 99.8 m² ... 1074 ft²

All measurements are approximate and for display purposes only.



£280,000

An extended three bedroom terraced home that offers a new owner the opportunity to enhance to their individual taste.

- Entrance hallway
- Lounge
- Kitchen/Dining room
- Sun room
- WC
- Three bedrooms
- Shower room
- Gardens
- Off street parking
- No onward chain

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.



62 Caernarvon Road, Keynsham, Bristol, BS31 2PE

A sympathetically extended three bedroom home that is part way through a refurbishment and benefits from several improvements including the installation of a modern shower room and woodburning stove, although requires the fitting of a new kitchen, repair to the Sun Room roof and overall finishing.

Internally the ground floor comprises of an entrance hallway, a lounge, feature woodburning stove and a full width kitchen/dining room that leads to a sun room extension and a separate WC. To the first floor three well balanced bedrooms are found in addition to a modern shower room.

Externally the front of the property is mainly laid to a low maintenance lawn with a footpath leading to the front door, while the rear again offers the opportunity for a new owner to enhance and features several tiered patios, a raised deck, wall and fenced boundaries and a timber shed. The property further benefits from a concrete hardstanding parking space that is accessed via a shared lane and situated at the end of the garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.4m x 2.4m (7'10" x 7'10")

Obscured double glazed window to front aspect, radiator, storage cupboard housing modern consumer unit and gas meter, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 3.8m x 3.7m (12'5" x 12'1")

Double glazed window to front aspect, inset woodburning stove, radiator, power points, opening leading to kitchen/dining room.

KITCHEN/DINING ROOM 6.2m x 2.8m (20'4" x 9'2")

Patio doors to rear aspect leading to sun room, obscured double glazed door to rear aspect leading to sun room, double glazed window to rear aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and electric supply for oven, power points, tiled splashbacks to all wet areas. Dining room offering ample space for family sized dining table, benefitting from built in storage cupboards, radiator, power points.

SUN ROOM 4.7m x 3.1m (15'5" x 10'2")

Double glazed windows and door to rear aspect overlooking and providing access to rear garden, double glazed velux style windows to roofline, radiators, power points, wall mounted gas combination boiler, door leading to WC.

WC 1.5m x 0.9m (4'11" x 2'11")

Matching two piece suite comprising wash hand basin and low level WC.

FIRST FLOOR

LANDING

BEDROOM ONE 3.7m x 3.3m (12'1" x 10'9")

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

BEDROOM TWO 3.8m x 3.2m (12'5" x 10'5")

to maximum points. Double glazed window to rear aspect, radiator, power points.

BEDROOM THREE 4.1m narrowing to 2.3m x 2.4m (13'5" narrowing to 7'6" x 7'10")

Double glazed window to front aspect, radiator, power points, access to loft via hatch.

SHOWER ROOM 2.4m x 1.9m (7'10" x 6'2")

Obscured double glazed windows to rear aspect, modern matching three piece suite comprising hidden cistern WC, wash hand basin with mixer tap over and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with wall and fenced boundaries, flower beds, path leading to front door.

REAR GARDEN

Mainly laid to tiered patio with fenced boundaries, raised deck, hardstandings that accessed through rear lane via double gates that leads to a parking space, timber shed.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that the property is a PRC rebuild with an inspection certificate available on request.

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.

