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8 Kenilworth Close, Keynsham, Bristol, BS31 2PB



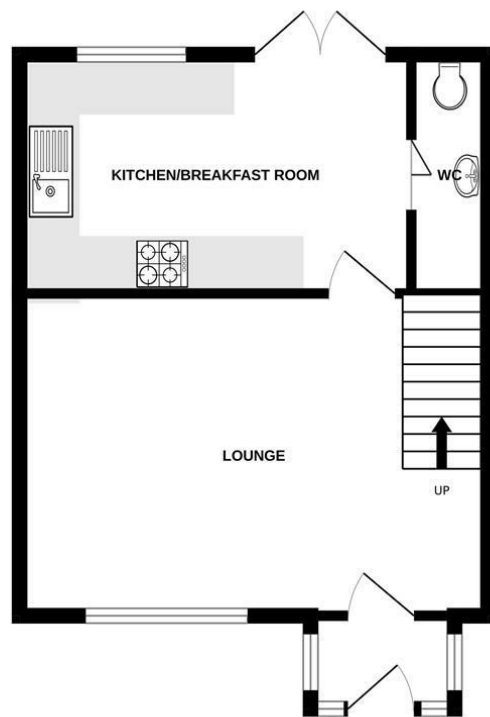
Guide Price £340,000

A modern, recently refurbished three bedroom semi detached home that's located in a residential cul de sac.

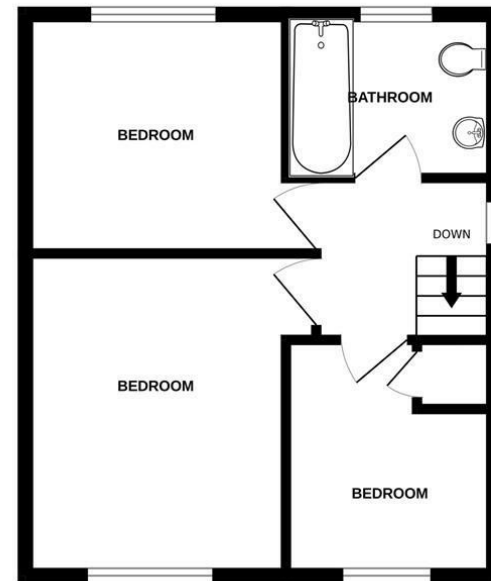
- Recently refurbished
- Lounge
- Kitchen/Breakfast room
- Ground floor WC
- Three bedrooms
- Family bathroom
- Off street parking
- Landscaped gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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		

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 8 Kenilworth Close, Keynsham, Bristol, BS31 2PB

Located within a tucked away cul de sac in the heart of Keynsham, this spacious three bedroom semi detached home has recently been renovated throughout and offers modern accommodation that is well suited to both couples and families alike.

Internally the ground floor offers a useful porch which leads to a generous lounge, that in turn leads to a modern fitted kitchen/breakfast room that directly overlooks and accesses the rear garden. The ground floor accommodation is completed by a useful WC located adjacent to the kitchen/breakfast room. To the first floor three generous bedrooms are found (two doubles, one single) in addition to a modern three piece suite family bathroom.

Externally the front of the property is mainly laid to block paving that is accessed via dropped kerb and provides adequate off street parking, while the spacious rear garden enjoys a level lawn that is enclosed by a timber fence and additionally offers a generous decked seating area ideal for entertaining.

## INTERIOR

### GROUND FLOOR

#### PORCH 1.8m x 1m (5'10" x 3'3" )

Obscured double glazed windows to front and side aspects, door leading to lounge.

#### LOUNGE 5m x 3.6m (16'4" x 11'9" )

Double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors leading to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM 4.9m x 2.6m (16'0" x 8'6" )

Double glazed window to rear aspect overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden. Modern recently fitted kitchen comprising range of wall and base units with solid wood work surfaces, bowl and a quarter sink with mixer tap over, integrated fridge, freezer and washing machine, feature breakfast bar, under counter lighting, power points, radiator, tiled splashbacks to all wet areas. Ample space for breakfast table, door leading to WC.

#### WC 2.9m x 0.8m (9'6" x 2'7" )

Modern, matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC.

### FIRST FLOOR

#### LANDING 1.9m x 1.7m (6'2" x 5'6" )

Double glazed window to side aspect, access to loft via hatch, doors to rooms.

#### BEDROOM ONE 3.6m x 3.4m (11'9" x 11'1" )

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

#### BEDROOM TWO 3.4m x 2.8m (11'1" x 9'2" )

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

#### BEDROOM THREE 2.7m x 2.4m (8'10" x 7'10" )

to maximum points. This measurement includes bulkhead.

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

#### BATHROOM 2.8m x 1.7m (9'2" x 5'6" )

Obscured double glazed window to rear aspect, high quality three piece suite comprising freestanding wash hand basin with mixer tap over, low level WC, panelled spa bath with mixer tap and dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Block paved off street parking for several vehicles that is accessed via a dropped kerb, walled boundaries.

### REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, raised deck ideal for entertaining, storage shed.

## TENURE

This property is freehold.

## AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website. The property is a PRC rebuild. Please inform your mortgage lender to confirm it's suitability before arranging a viewing.

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](http://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.

