

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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5 Milward Road, Keynsham, Bristol, BS31 2DS



£325,000

A three bedroom semi detached home that is located conveniently within a central cul de sac, close to town centre shops, amenities and Keynsham railway station.

- Semi detached
- Entrance Hallway
- Living / dining room
- Kitchen
- Landing
- Three bedrooms
- Family bathroom
- Garage
- Rear garden
- Driveway

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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5 Milward Road, Keynsham, Bristol, BS31 2DS

A three bedroom semi detached home in need of updating, located conveniently within a central cul de sac, close to town centre shops, amenities and Keynsham railway station providing a good opportunity to create a family home.

Internally, the ground floor consists of an entrance hallway, a bright and airy living / dining room which leads to a galley style kitchen. To the first floor two double bedrooms and one single bedroom are found in addition to a three piece suite family bathroom.

Externally, the front of the property offers off street parking that is accessed by a dropped kerb and provides access to a garage while the rear offers a low maintenance courtyard. Further benefits from the property include no onward sales chain.

GROUND FLOOR

ENTRANCE HALLWAY 2.2m x 0.8m (7'2" x 2'7")

Door access to living room, stairs to first floor and a radiator.

LIVING ROOM 7.3m x 4.1m (23'11" x 13'5")

UPVC double glazed windows to front and rear aspect, door to kitchen, radiators and power points.

KITCHEN 3.6m x 2.1m (11'9" x 6'10")

UPVC double glazed window to side aspect, wooden door to rear garden, access to understairs storage cupboard, matching wall and base units with laminate worktops, sink with mixer tap over, tiled splashbacks to wet areas, radiator and power points.

FIRST FLOOR

LANDING 2.9m x 1.9m (9'6" x 6'2")

UPVC double glazed obscured window to side aspect, access to all first floor rooms.

BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2")

UPVC double glazed window to front aspect, radiator and power points.

BEDROOM TWO 3.5m x 3.1m (11'5" x 10'2")

UPVC double glazed window to rear aspect, built in wardrobes, radiator and power points.

BEDROOM THREE 2.5m x 1.9m (8'2" x 6'2")

UPVC double glazed window to front aspect, radiator and power points.

BATHROOM 1.9m x 1.7m (6'2" x 5'6")

UPVC double glazed obscured window to rear aspect, bath with shower over, wash hand basin, low level WC, tiled splashbacks to wet areas, radiator.

EXTERIOR

FRONT OF PROPERTY

Concrete sloped driveway accessed via a dropped kerb and providing access to garage.

GARAGE 4.7m x 2.1m (15'5" x 6'10")

Wooden garage door access from driveway and a wooden door providing access to rear garden.

REAR GARDEN

Mix of laid to hardstanding, plants and shrubbery, single wooden door access to garage.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C 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.

