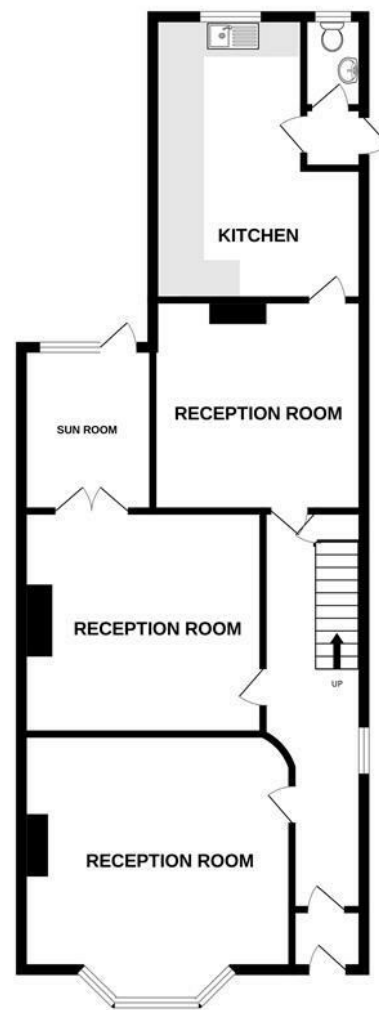


1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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		

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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.
 Made with Metropix 5/2024.

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.

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6 Priory Road, Knowle, Bristol, BS4 2NF



£495,000

A three double bedroom period home situated in a convenient location offered to the market with no onward chain.

- Semi detached
- Period property
- Three Reception rooms
- Kitchen
- Sunroom
- Cloakroom
- Three double bedrooms
- Bathroom
- Driveway
- Rear garden



6 Priory Road, Knowle, Bristol, BS4 2NF

Situated in a convenient location just a stone's throw away from Broad Walk shopping centre is this substantial three double bedroom, semi detached period home offered to the market with no onward chain and the opportunity for buyers to add their own stamp to.

The ground floor comprises of an entrance vestibule which leads to a welcoming entrance hallway providing access to three good sized reception rooms, a sun room, well proportioned kitchen and useful cloakroom. To the first floor three double bedrooms are found and serviced by a family bathroom with a separate wc.

Externally the rear boasts a fantastic rear garden which is mainly laid to lawn with a vast array of well established plants trees and shrubbery, a greenhouse and a storage outbuilding whilst the front benefits from a block paved driveway.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.2m x 1.1m (3'11" x 3'7")

Wooden door providing access into entrance hallway.

ENTRANCE HALLWAY 6.6m x 1.8m (21'7" x 5'10")

UPVC double glazed obscured window to side aspect, access to ground floor rooms, staircase to first floor with understairs cupboard, radiator and power points.

RECEPTION ONE 4.5m x 3.9m (14'9" x 12'9")

UPVC double glazed bay window to front aspect, parquet flooring, radiators and power points.

RECEPTION TWO 4m x 3.7m (13'1" x 12'1")

Wooden French doors to sun room, fireplace with a wooden surround, wooden floorboards, radiator and power points.

RECEPTION THREE 3.5m x 3.5m (11'5" x 11'5")

UPVC double glazed window to side aspect, door access to kitchen, radiator and power points.

KITCHEN 4.7m x 3.5m (15'5" x 11'5")

UPVC double glazed window to rear aspect, door to access rear garden and WC, matching wooden wall and base units with worktops over, spaces for white goods, sink with mixer tap over, tiled splashbacks and flooring, power points.

SUNROOM 2.7m x 2m (8'10" x 6'6")

UPVC double glazed window and door to rear garden. UPVC double glazed ceiling.

CLOAKROOM 1.5m x 1m (4'11" x 3'3")

UPVC double glazed obscured window to rear aspect, wash hand basin and a low level WC.

FIRST FLOOR

LANDING 5.2m x 1.8m (17'0" x 5'10")

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

BEDROOM ONE 4m x 3.9m (13'1" x 12'9")

UPVC double glazed window to front aspect,, access to loft via hatch, radiator and power points.

BEDROOM TWO 4m x 3.9m (13'1" x 12'9")

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

BEDROOM THREE 3.5m x 3.2m (11'5" x 10'5")

UPVC double glazed window to side aspect, built in storage cupboards (one housing boiler and hot water tank), radiator and power points.

BATHROOM 2.4m x 1.8m (7'10" x 5'10")

UPVC double glazed obscured window to front aspect, walk in shower off mains, bath, wash hand basin, tiled splashbacks and flooring, radiator.

WC 1.6m x 0.9m (5'2" x 2'11")

UPVC double glazed obscured window to side aspect, WC, tiled splashbacks.

EXTERIOR

FRONT OF PROPERTY

Block paved driveway accessed via a dropped kerb and gates, lawn area with well established shrubbery, gated side access to rear garden.

REAR GARDEN

Mainly laid to lawn with concrete pathway leading to bottom of garden, wooden door to storage outbuilding at rear, greenhouse and a vast array of well established trees, plants and shrubbery.

TENURE

This property is freehold

AGENT NOTE

This property is in council tax band D according to www.gov.uk website. The property contains restrictive covenants.

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.

