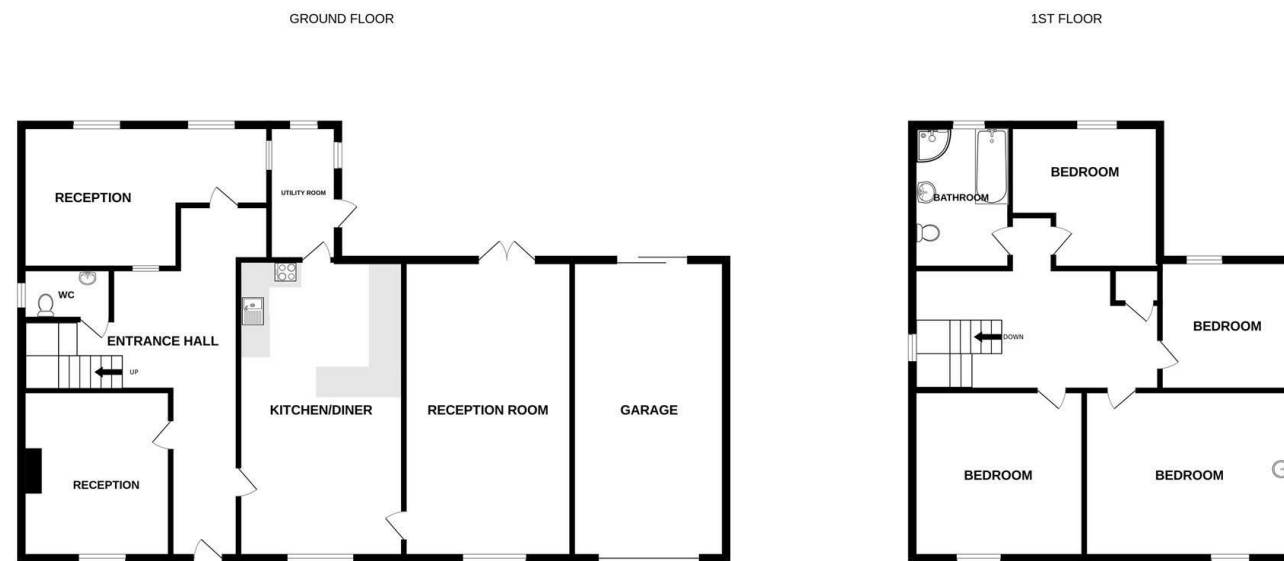


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 Tel: 0117 9863681 email: keynsham@daviesandway.com

68 Park Road, Keynsham, Bristol, BS31 1DE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(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		



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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£500,000

A substantial four bedroom detached period property with three reception rooms situated in a convenient location.

- Period property
- Detached
- Three Reception rooms
- Kitchen/Dining room
- Utility
- Four bedrooms
- Bathroom
- Rear garden
- Garage
- Driveway

www.daviesandway.com
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68 Park Road, Keynsham, Bristol, BS31 1DE

This substantial four bedroom detached period home offers a huge amount of potential for buyers to add their own stamp to. It is situated within a short stroll to the well regarded St John's primary School, nearby to the local amenities of Keynsham high street and public transport.

Internally the ground floor comprises of an entrance hallway, three spacious reception rooms, a good sized kitchen diner as well as a useful utility and WC. To the first floor, four well proportioned bedrooms are found as well as a family bathroom.

Externally the property benefits from a low maintenance garden to the rear whilst the front provides a driveway accessed via a dropped kerb and access to the garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 8m x 2.3m (26'2" x 7'6")

UPVC door to enter property, doors to access downstairs rooms, staircase to first floor and a radiator.

RECEPTION ONE 3.6m x 3m (11'9" x 9'10")

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

RECEPTION TWO 5.3m x 3.1m (17'4" x 10'2")

UPVC double glazed windows to rear aspect, two radiators and power points.

RECEPTION THREE 6.2m x 3.6m (20'4" x 11'9")

UPVC double glazed window to front aspect, French doors to rear providing direct access to rear garden, velux window, two radiators and power points.

KITCHEN/DINING ROOM 6.4m x 3.5m (20'11" x 11'5")

UPVC double glazed window to front aspect, doors providing access to utility and to reception room three. Matching wall and base units with integrated electric hob and oven. Stainless steel sink with mixer tap over, tiled splashbacks to all wet areas, radiator and plug sockets.

UTILITY 2.9m x 1.4m (9'6" x 4'7")

UPVC double glazed windows to rear and side aspects, door providing direct access to rear garden, work surface with space underneath and plumbing for washing machine, radiator and power points.

WC 1.7m x 1.4m (5'6" x 4'7")

Obscured UPVC double glazed window to side aspect, WC, wash hand basin and a radiator.

FIRST FLOOR

LANDING 4.1m x 2.7m (13'5" x 8'10")

Obscured UPVC double glazed window to side aspect, access to all first floor rooms, airing cupboard, radiator and power points.

BEDROOM ONE 4.4m x 3.6m (14'5" x 11'9")

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

BEDROOM TWO 3.6m x 3.1m (11'9" x 10'2")

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

BEDROOM THREE 3.4m x 2.7m (11'1" x 8'10")

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

BEDROOM FOUR 3.1m x 3.1m (10'2" x 10'2")

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

BATHROOM 3.1m x 2.1m (10'2" x 6'10")

Obscured UPVC double glazed window to rear aspect, walk in shower, separate bath, wash hand basin, WC, tiled splashbacks to all wet areas and radiator.

EXTERIOR

FRONT OF PROPERTY

Laid to chipping driveway accessed via a dropped kerb and providing access to the garage, stone pathway leading to front door, boundary of well established shrubbery.

GARAGE 6.5m x 3.3m (21'3" x 10'9")

Garage door to front accessed via driveway, double glazed sliding doors to rear garden, power points.

REAR GARDEN

Raised sections of chippings, a patio and lawn area, well established shrubbery around boundaries and gated side access to front.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that a previous sale has fallen through due to an adverse survey. This property is in council tax band E according to the 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

<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.

