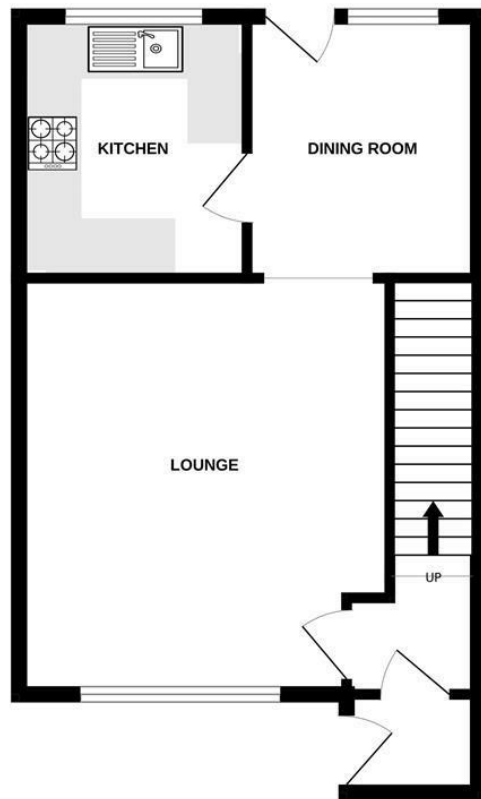


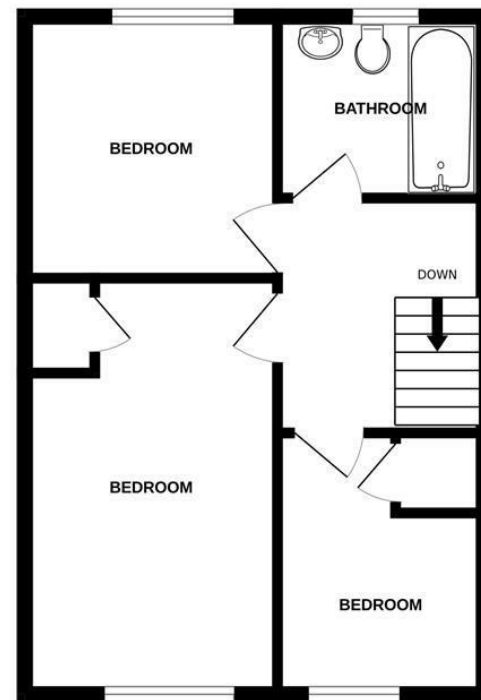
1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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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45 Cedar Drive, Keynsham, Bristol, BS31 2TX



£300,000

A bright and airy three bedroom terraced home ideal for both first time buyers and investors alike.

- Lounge ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Gardens ▪ No onward chain

45 Cedar Drive, Keynsham, Bristol, BS31 2TX

Having been subject to a range of recent improvements including the installation of new central heating, an electrical rewire and the fitting of a new kitchen, this neutrally decorated three bedroom home offers a blank canvas ideally suited to both first time purchasers and those looking to buy for investment purposes.

Internally the ground floor consists of a porch which leads to a hallway, that in turn leads to a well proportioned lounge measuring 4.7m x 4.1m ('15.5 x 13.5'). From this room a bright and airy dining room is accessed which leads to the recently fitted kitchen, in addition to the low maintenance rear garden. To the first floor three well balanced bedrooms are found (two with built in storage), all of which are serviced by a modern three piece suite bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind, both are mainly laid to lawn, with the rear additionally benefitting from a patio and gated rear road access. Further benefits from the property include a single garage that is located nearby within a block and no onward sales chain.

INTERIOR

GROUND FLOOR

PORCH

Leading to hallway

HALLWAY 1.4m x 1.2m (4'7" x 3'11")

Radiator, stairs rising to first floor landing, door leading to lounge.

LOUNGE 4.7m x 4.1m (15'5" x 13'5")

Radiator, understairs storage cupboard, power points, feature gas fireplace, opening leading to dining room.

DINING ROOM 3.1m x 2.5m (10'2" x 8'2")

Double glazed window and door to rear aspect overlooking and providing access to rear garden, radiator, power points, door leading to kitchen.

KITCHEN 2.9m x 2.6m (9'6" x 8'6")

Recently fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, wall mounted gas combination boiler, space and power for upright fridge/freezer, space and plumbing for washing machine, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.5m x 1.2m (8'2" x 3'11")

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 4.6m x 2.8m (15'1" x 9'2")

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

BEDROOM TWO 2.8m x 2.8m (9'2" x 9'2")

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

BEDROOM THREE 2.9m x 2.2m (this measurement includes bulkhead) (9'6" x 7'2" (this measurement includes bulkhead))

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

BATHROOM 2.2m x 1.9m (7'2" x 6'2")

Obscured double glazed window to rear aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio, well stocked flower beds, gated path leading to rear road.

GARAGE

Single garage located nearby within a block that is accessed via an up and over door.

TENURE

This property is freehold.

AGENT NOTE

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.

