

11 St. Georges Road, Keynsham, Bristol, BS31 2HU

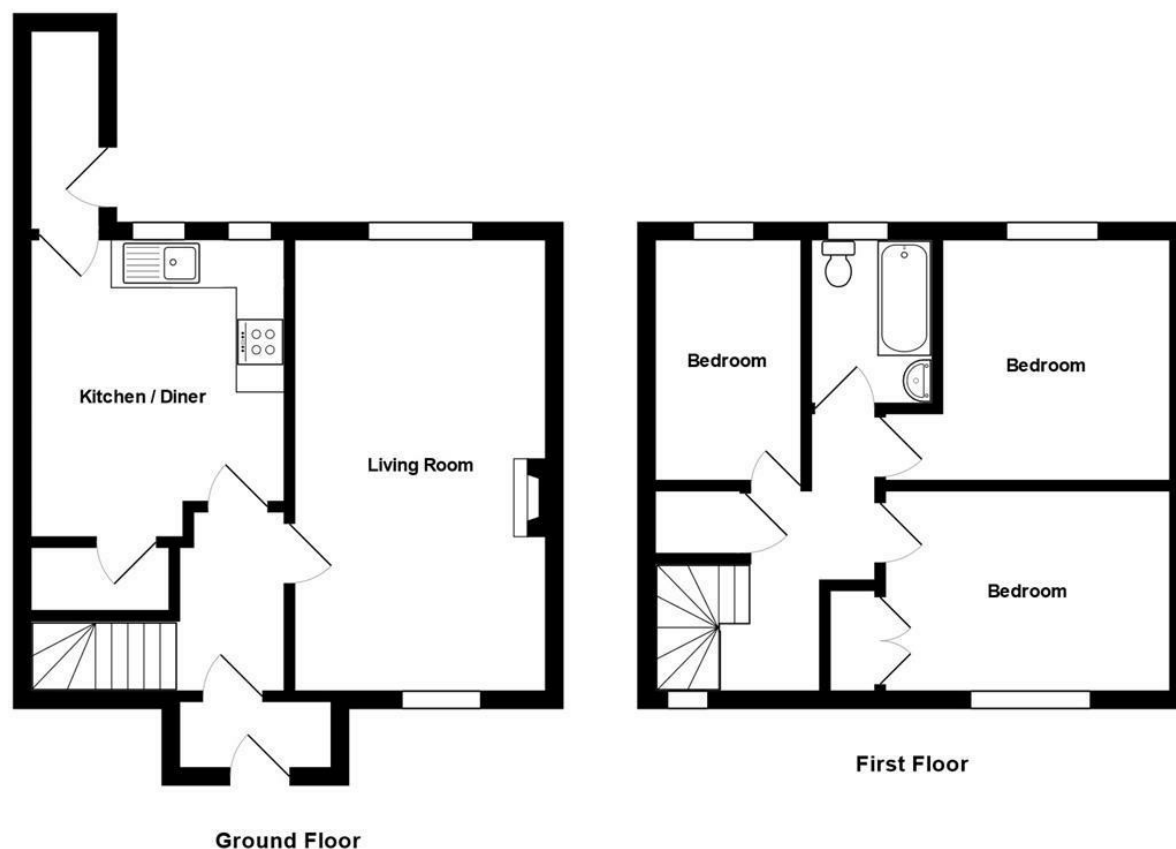


£275,000

Conveniently located three bedroom end of terrace home that enjoys a generous rear garden.

- Lounge
- Kitchen/dining room
- Three bedrooms
- Bathroom
- Off street parking
- Substantial rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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		



Total Area: 80.5 m² ... 867 ft²
All measurements are approximate and for display purposes only.

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Situated in a highly convenient location on St Georges Road in close proximity to High Street amenities and Keynsham mainline railway station, this three bedroom end of terrace home offers well proportioned accommodation that is ideally suited to both couples and families alike.

Internally the property comprises of a generous lounge measuring 5.8m ("19.0") in length and a kitchen/breakfast room (with walk in pantry) to the ground floor. To the first floor three well balanced bedrooms and a family bathroom area found.

Externally the front of the property is mainly laid to a hard standing that is accessed via a dropped kerb, while the rear garden boasts a delightful generous outside space. This garden consists of a large lawn with an abundance of well stocked flower beds, feature pond, a vegetable patch and a hardstanding patio area.

INTERIOR

GROUND FLOOR

PORCH 1.7m x 0.9m (5'6" x 2'11")

Triple aspect obscured double glazed windows to front and side aspects, door leading to hallway.

HALLWAY 2.3m x 1.2m (7'6" x 3'11")

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.8m x 3.2m (19'0" x 10'5")

Double glazed window to front aspect and double glazed window to rear aspect overlooking rear garden, feature gas flame effect fireplace with wooden surround, radiator, power points.

KITCHEN/BREAKFAST ROOM 3.8m x 3.3m (12'5" x 10'9")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed door leading to rear lobby. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and gas supply for oven with extractor fan over, space and plumbing for washing machine and power for upright fridge/freezer. Radiator, power points, ample space for breakfast table, tiled splashbacks to all wet areas, door providing access to walk in pantry.

REAR LOBBY 2.6m x 1m (8'6" x 3'3")

Obscured double glazed door to side aspect leading to rear garden.

FIRST FLOOR

LANDING 2.4m narrowing to 1.5m x 1.5m (7'10" narrowing to 4'11" x 4'11")

Access to loft via hatch, built in storage cupboard housing gas combination boiler, doors leading to rooms.

BEDROOM ONE 3.9m x 2.6m (12'9" x 8'6")

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

BEDROOM TWO 3.2m x 2.9m (10'5" x 9'6")

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

BEDROOM THREE 3.1m x 1.9m (10'2" x 6'2")

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

BATHROOM 2.2m x 1.6m (7'2" x 5'2")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hardstanding that is accessed via a dropped kerb and provides off street parking, shared gated path leading to rear garden, path leading to front door.

REAR GARDEN

Extremely spacious rear garden that enjoys a level lawn, wall and fenced boundaries, patio, feature pond, well stocked flower beds, and vegetable plot

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 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.

