

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

125 Charlton Road, Keynsham, Bristol, BS31 2LH



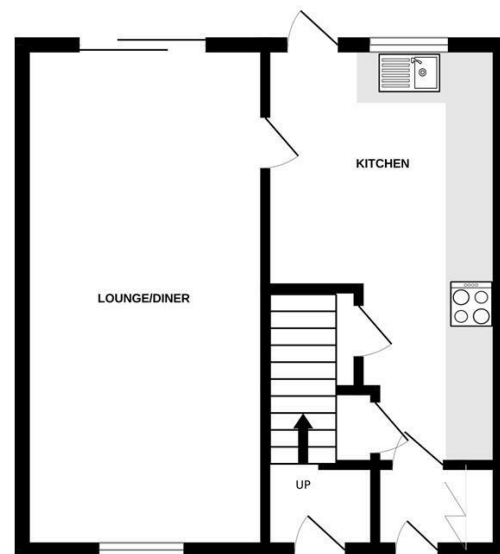
£275,000

An excellently presented and well proportioned three bedroom terraced home within Keynsham.

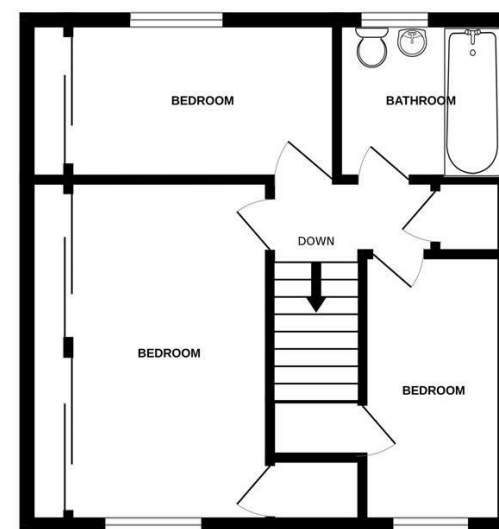
- Terraced home
- Entrance hallway
- Living / dining room
- Kitchen / breakfast room
- Landing
- Three bedrooms
- Bathroom
- Rear garden

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         | 88        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 68      |           |
| (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 |         |           |

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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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# 125 Charlton Road, Keynsham, Bristol, BS31 2LH

This well looked after three bedroom terraced home is situated in a convenient location close by to local amenities and St Keyna primary School.

Internally the property comprises of an entrance hallway, a full length lounge / diner with dual aspect to the front and rear with sliding doors to the rear garden and a modern kitchen / breakfast room. To the first floor three well proportioned bedrooms are found which are serviced by a family bathroom.

Externally the home benefits from a rear garden which is mainly laid to lawn with a patio for outdoor dining whilst the front is mainly laid to blocked paving to provide ease of maintenance.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1m x 1.3m (3'3" x 4'3" )

UPVC double glazed door into entrance hallway, door access to living room, staircase to first floor and a radiator.

#### LIVING/DINING ROOM 6m x 2.9m (19'8" x 9'6" )

UPVC double glazed window to front aspect, sliding door providing direct access to rear garden, access to kitchen, fireplace with wooden surround, radiator and power points.

#### KITCHEN/BREAKFAST ROOM 5m x 2.8m (16'4" x 9'2" )

UPVC double glazed window to rear aspect, UPVC door providing direct access to rear garden, UPVC door providing direct access to front garden, built in storage cupboards, matching high gloss wall and base units with integrated dishwasher, fridge, freezer, oven and electric hob, space and plumbing for washing machine. Stainless steel sink with mixer tap over, radiator and power points.

### FIRST FLOOR

#### LANDING 2.6m x 0.8m (8'6" x 2'7" )

Access to first floor rooms, airing cupboard housing gas combination boiler and power points.

#### BEDROOM ONE 4.1m x 2.4m (13'5" x 7'10" )

UPVC double glazed window to front aspect, storage cupboard over stairs, built in wardrobe with sliding doors (excluded from room measurements), radiator and power points.

#### BEDROOM TWO 3.2m x 1.7m (10'5" x 5'6" )

UPVC double glazed window to rear aspect, built in wardrobes with sliding mirrored doors (excluded from room measurements), radiator and power points.

#### BEDROOM THREE 3.2m x 1.8m (10'5" x 5'10" )

UPVC double glazed window to front aspect, storage cupboard over stairs, radiator and power points.

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

UPVC double glazed obscured window to rear aspect, bath with electric shower over, wash hand basin with mixer tap over, low level WC, tiled walls and flooring and a heated towel rail.

## EXTERIOR

### FRONT OF PROPERTY

Mainly block paved front garden with walled boundaries. Purchasers are to be aware there is no potential to create a driveway.

### GARDEN

Mainly laid to lawn with fenced boundaries, chippings at the bottom of garden with a timber shed storage whilst a patio is near to the house for outdoor dining with a pathway to the bottom.

### 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](http://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](http://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.

