

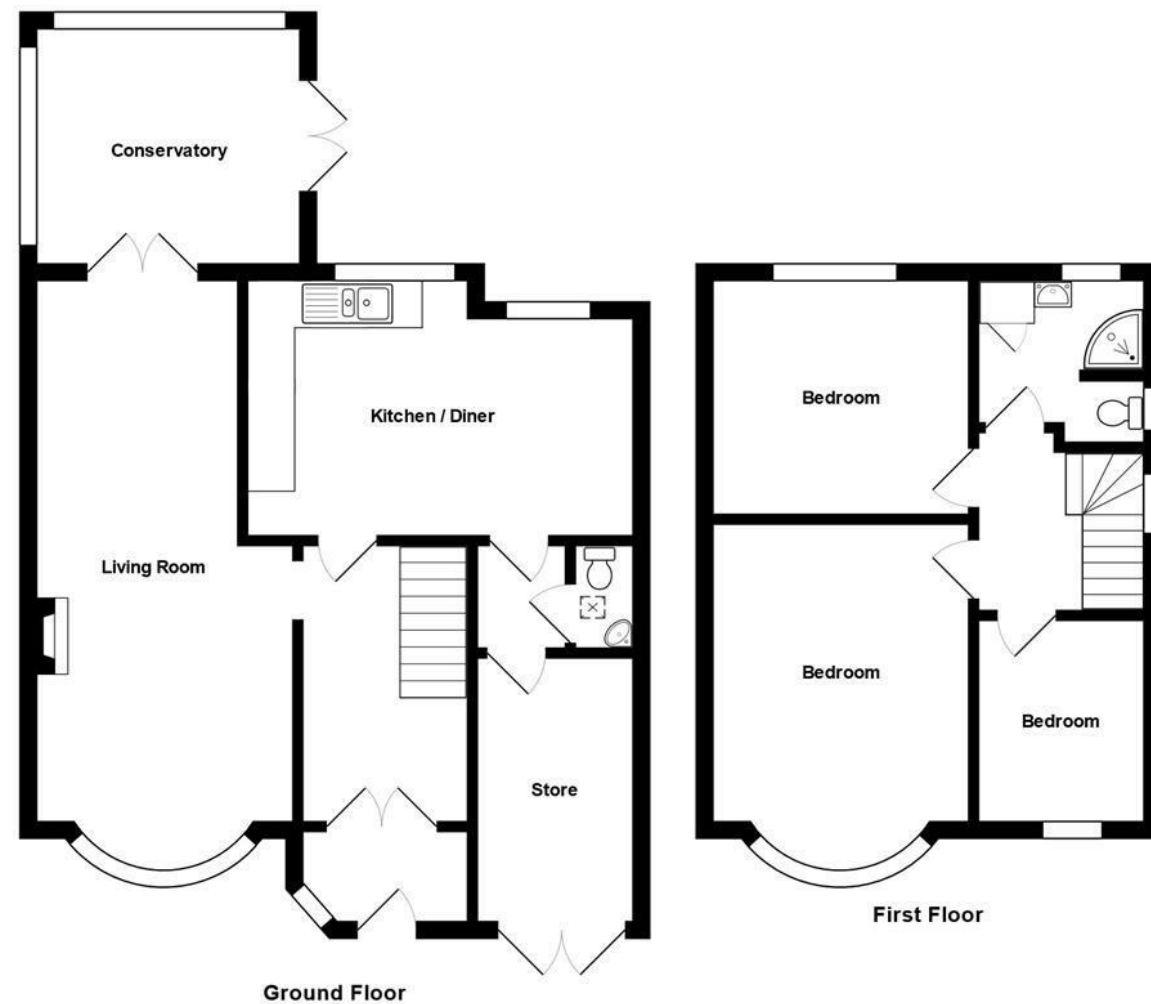
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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14 Lambourn Road, Keynsham, Bristol, BS31 1PR



Total Area: 105.0 m² ... 1131 ft² (excluding store)
All measurements are approximate and for display purposes only.



£475,000

A handsome double bay fronted three bedrooms semi detached home a short walk away from Chandag and Wellsway school.

- Semi detached
- Driveway
- Garage
- Lounge/Diner
- Conservatory
- Kitchen / breakfast room
- WC
- Three bedrooms
- Shower room
- Rear garden

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.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



14 Lambourn Road, Keynsham, Bristol, BS31 1PR

Located in a quiet cul de sac just a stone's throw away from Chandag primary school and Wellsway secondary school this attractive double bay fronted semi detached home offers accommodation ideal for families.

Internally the ground floor comprises of an entrance vestibule leading to a spacious entrance hallway which provides access to a full length living / dining room with French doors to a conservatory. The ground floor also presents a kitchen / breakfast room and a useful wc. To the first floor, a traditional set up of three bedrooms are found serviced by a family bathroom.

Externally the rear garden boasts a vast array of well established plants and shrubbery with a central pond whilst the front benefits from a block paved driveway providing access to the garage.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 2.1m x 0.9m (6'10" x 2'11")

UPVC double glazed windows to front aspect and wooden double doors to entrance hallway.

ENTRANCE HALLWAY 3.6m x 2.1m (11'9" x 6'10")

Door access to ground floor rooms, staircase to first floor with wooden banister and storage cupboard below, radiator and power points.

RECEPTION ROOM 8m x 3.3m (26'2" x 10'9")

to maximum points. UPVC double glazed bay window to front aspect, French doors to conservatory, wood burner, radiators and power points.

KITCHEN/BREAKFAST ROOM 5m x 3m (16'4" x 9'10")

to maximum points. UPVC double glazed window to rear aspect, velux window and a door to external side access. Range of matching wall and base units with laminate worktops, one and a quarter sink with mixer tap over and tiled splashbacks. Spaces and plumbing for white goods, pantry cupboard, radiators and power points.

CONSERVATORY 3.3m x 2.9m (10'9" x 9'6")

UPVC double glazed window to rear garden and ceiling, French doors providing direct access to garden, radiator and power points.

WC 1m x 1m (3'3" x 3'3")

Double glazed velux window, corner wash hand basin and a low level WC.

FIRST FLOOR

LANDING 2.1m x 1.8m (6'10" x 5'10")

UPVC double glazed window to side aspect and access to first floor rooms.

BEDROOM ONE 4.4m x 3.3m (14'5" x 10'9")

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

BEDROOM TWO 3.4m x 3.3m (11'1" x 10'9")

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

BEDROOM THREE 3.3m x 2.5m (10'9" x 8'2")

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

BATHROOM 2.4m x 2.1m (7'10" x 6'10")

UPVC double glazed obscured window to rear aspect, walk in

shower cubicle off mains, wash hand basin unit with drawers below and a mixer tap over. Low level WC, tiled walls to wet areas, cupboard housing Vaillant combination boiler and a radiator.

EXTERIOR

FRONT OF PROPERTY

Block paved driveway accessed via a dropped kerb and providing access to garage, lawn area with evergreen shrubs to the front border and lavender plants.

GARAGE 3.6m x 2.2m (11'9" x 7'2")

Wooden garage doors to front, single door into house, lighting and power points.

REAR GARDEN

Gated side access to front, decking area, central pond surrounded by lawn and a vast array of well established plant trees and shrubbery.

TENURE

This property is freehold.

AGENT NOTE

This property is in council tax band D 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-](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

[information#coal-authority-interactive-map-viewer](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-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[regulations/conservation-listed-buildings-and-the-historic-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[environment/conservation-areas](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.

