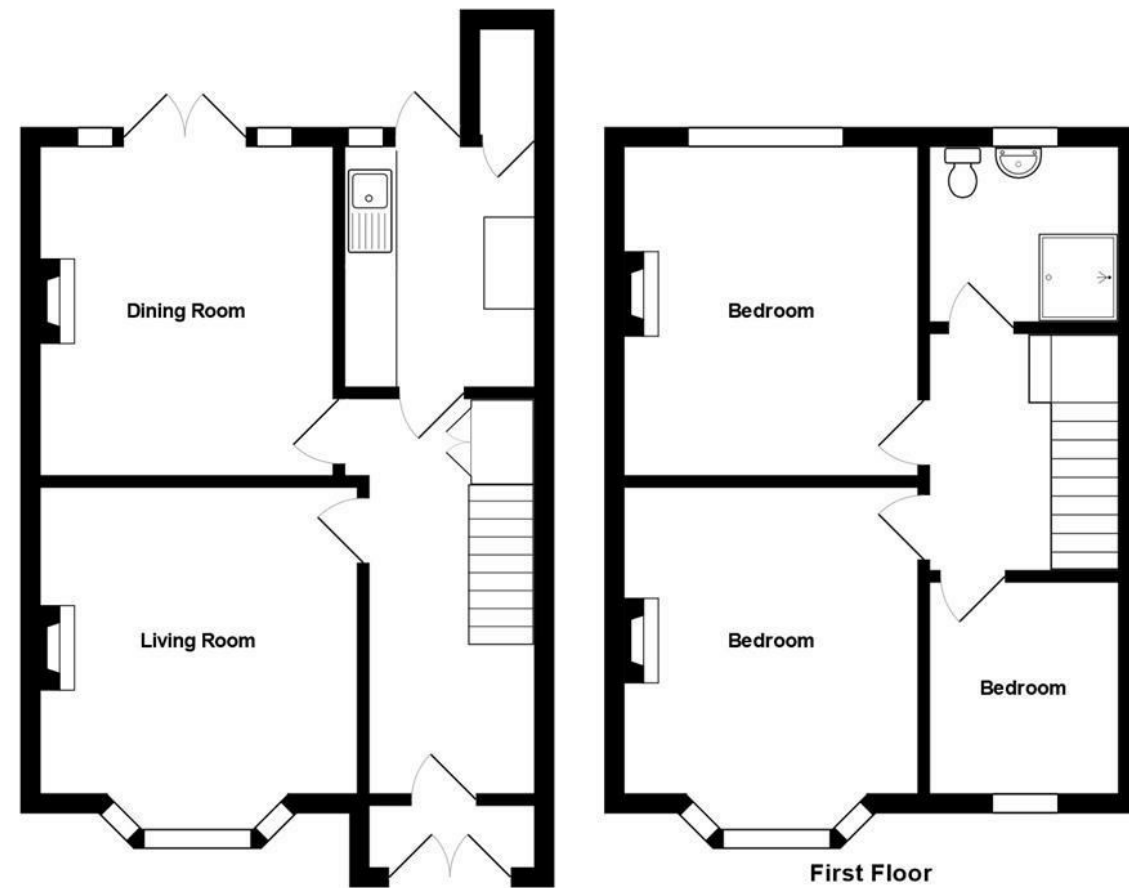


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 93.2 m² ... 1003 ft²

All measurements are approximate and for display purposes only.

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 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.
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11 Handel Road, Keynsham, Bristol, BS31 1BT



£360,000

A three bedroom terraced house a short distance from St John's Primary School offered to the market with no onward chain.

- Terraced house
- Entrance hallway
- Two Reception rooms
- Kitchen
- Landing
- Three bedrooms
- Shower room
- Front and rear gardens
- Garage



11 Handel Road, Keynsham, Bristol, BS31 1BT

Located on a popular road only a short stroll to St Johns Primary School and local amenities, this three bedroom terraced home is offered to the market with no onward chain and gives buyers the opportunity to add their own stamp.

Internally the ground floor is entered through an entrance vestibule which leads to a welcoming entrance hallway, from here two good sized reception rooms (with the front boasting a bay window) and a kitchen is accessed while the first floor presents three well proportioned bedrooms and a family bathroom.

Externally the front of the property comprises a front garden with wall boundaries whilst the rear enjoys a level lawn with a selection of shrubs and gated rear access with a garage located at the bottom of the garden.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.9m x 0.7m (6'2" x 2'3")
Wooden door providing access into entrance hallway.

ENTRANCE HALLWAY 4m x 1.9m (13'1" x 6'2")
Access to all ground floor rooms, staircase to first floor with storage underneath and a radiator.

LIVING ROOM 3.7m x 3.6m (12'1" x 11'9")
UPVC double glazed bay window to front aspect, gas fireplace, radiator and power points.

DINING ROOM 4m x 3.4m (13'1" x 11'1")
UPVC double glazed French doors and window to rear aspect, gas fireplace, radiator and power points.

KITCHEN 3m x 2.2m (9'10" x 7'2")
UPVC double glazed obscured window to rear aspect, matching wall and base units with laminate work tops, sink with mixer tap, space and plumbing for washing machine, fridge/freezer and oven, pantry cupboard, tiled splashbacks and power points.

FIRST FLOOR

LANDING 2.8m x 2.1m (9'2" x 6'10")
Doors to all first floor rooms, access to loft via a hatch, power points.

BEDROOM ONE 3.8m x 3.5m (12'5" x 11'5")
UPVC double glazed window to rear aspect, radiator and power points.

BEDROOM TWO 3.6m x 3.4m (11'9" x 11'1")
UPVC double glazed bay window to front aspect, radiator and power points.

BEDROOM THREE 2.4m x 2.2m (7'10" x 7'2")
UPVC double glazed window to front aspect, radiator and power points.

SHOWER ROOM 2.1m x 2m (6'10" x 6'6")
UPVC double glazed obscured window to rear aspect, tiled walls, shower off mains, wash hand basin, low level WC and a radiator.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to lawn with shrubbery and concrete path running to front door.

REAR GARDEN
Mainly laid to lawn with well established shrubbery and fenced boundaries. Gated access to rear lane, garage accessed to the rear, coal shed attached to house housing Worcester combi boiler.

GARAGE 4.8m x 2.4m (15'8" x 7'10")
Up and over garage door accessed via rear lane.

TENURE
This property is freehold.

AGENTS NOTE
There is annual rentcharge of £5 per annum. Purchasers are to be aware there is currently spray foam insulation which the seller plans to remove. This property is in council tax band C 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.

