



Total Area: 96.0 m² ... 1034 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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CHARTERED SURVEYORS • ESTATE AGENTS

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59 Queens Road, Keynsham, Bristol, BS31 2NQ



£369,950

An attractive three bedroom semi detached home that is positioned within generous grounds.

■ Lounge ■ Dining room ■ Family/Garden room ■ Kitchen ■ Three

bedrooms ■ Bathroom ■ Gardens ■ Off street parking ■ Detached Garage ■ No onward

chain





59 Queens Road, Keynsham, Bristol, BS31 2NQ

Positioned within generous grounds, this sympathetically BATHROOM 2m x 1.8m (6'6" x 5'10") extended three bedroom semi detached home offers versatile Obscured window to front aspect, modern matching three piece accommodation throughout well suited to those looking for a suite comprising pedestal wash hand basin with mixer tap over, home to add their mark to which needs some modernisation.

Internally the ground floor comprises of an entrance hallway, a bay fronted lounge with open fireplace, a dining room that directly leads to a double galley style kitchen and a bright and airy family/garden room that enjoys direct access to the rear garden. To the first floor three well balanced bedrooms are found (two walled boundaries, well stocked flower beds, path leading to doubles, one single), in addition to a three piece suite bathroom.

Externally the property sits within generous grounds with the front being mainly laid to block paving that provides off street parking, while the rear enjoys a generous sunny aspect lawn, patio ideal for al fresco dining and generous rear parking area that is accessed by a rear lane. The property further benefits from a spacious detached single garage located at the end of the garden and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.6m x 1.7m (15'1" x 5'6")

Radiator, exposed floorboards, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.4m x 3.3m into bay (14'5" x 10'9" into bay)

Bay window to front aspect, open fireplace with stone surround, radiator, power points, large opening leading to dining room.

DINING ROOM 3m x 3.4m (9'10" x 11'1")

Window to rear aspect overlooking rear garden, radiator, opening leading to kitchen, door leading to family/garden room.

FAMILY/GARDEN ROOM 4.3m x 3.4m (14'1" x 11'1")

Double glazed door to side aspect leading to rear garden, glazed French door to side aspect, dual double glazed windows to rear aspect overlooking rear garden, open fireplace, radiator, power points, exposed floorboards.

KITCHEN 4.4m x 2.7m narrowing to 2.5m (14'5" x 8'10" narrowing to 8'2")

Windows to front and side aspects, semi-glazed door to rear aspect leading to rear garden, 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, space and plumbing for washing machine and dishwasher, power points, tiled splashbacks to all wet areas, radiator. Walk in storage cupboard housing modern gas combination boiler.

FIRST FLOOR

LANDING 2.5m x 1m (8'2" x 3'3")

Access to loft via hatch, window to side aspect, doors leading to rooms.

BEDROOM ONE 3.6m x 3.2m (11'9" x 10'5")

Window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard,

BEDROOM TWO 3.6m x 3.2m (11'9" x 10'5")

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

BEDROOM THREE 2.5m x 1.7m (8'2" x 5'6")

Window to rear aspect overlooking rear garden, radiator, power points.

low level WC, panelled bath with mixer tap and shower over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paving that is accessed via a dropped kerb, front door, gated path leading to rear garden.

REAR GARDEN

Generous rear garden to a sunny southerly aspect mainly laid to lawn with fenced boundaries, patio, well stocked flower beds, garden path leading to generous hardstanding parking area that is accessed via a rear lane from Berkeley Gardens. External

GARAGE 6.3m x 3.6m (20'8" x 11'9")

Detached timber garage benefitting from power and lighting.

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C according to the 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

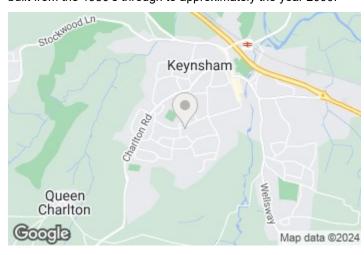
https://www.gov.uk/guidance/using-coal-mining-

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-buildingregulations/conservation-listed-buildings-and-the-historicenvironment/conservation-areas

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.



















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