

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



Total Area: 96.0 m² ... 1034 ft²

All measurements are approximate and for display purposes only.

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 extended three bedroom semi detached home offers versatile accommodation throughout well suited to those looking for a 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 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.

BATHROOM 2m x 1.8m (6'6" x 5'10")

Obscured window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, 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, walled boundaries, well stocked flower beds, path leading to 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 lights.

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

Detached timber garage benefitting from power and lighting.

TENURE

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-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.

