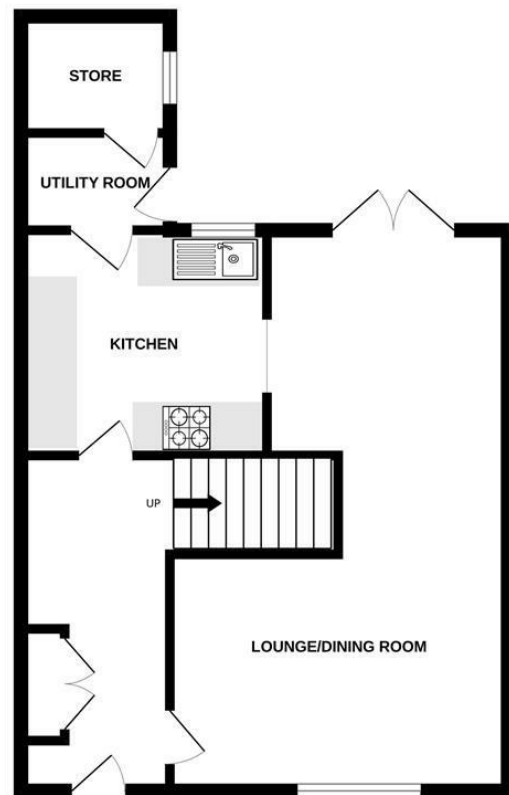


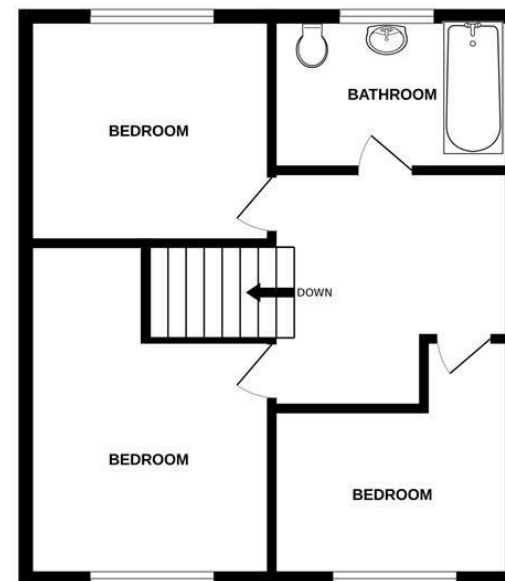
1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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



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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52 Kelston Road, Keynsham, Bristol, BS31 2JJ



£290,000

A spacious three bedroom terraced home that is offered to the market with no onward chain.

- Lounge ▪ Dining room ▪ Kitchen ▪ Utility room ▪ Three bedrooms ▪ Bathroom ▪ Gardens ▪ No onward chain

52 Kelston Road, Keynsham, Bristol, BS31 2JJ

A good example of a well presented three bedroom terraced home that offers modern, bright and airy accommodation throughout. Well suited to both first time purchasers and investors due a highly convenient location close to several well regarded schools and with good transport links.

Internally, the ground floor comprises of a roomy entrance hallway, a good sized lounge which leads to a dining room that directly access the rear garden. The ground floor accommodation further benefits from a modern kitchen, a separate utility room and a useful walk-in store room. To the first floor, three good size bedrooms are found, in addition to a generous family bathroom.

Externally, both front and rear gardens have been landscaped with ease of maintenance in mind, with the front being mainly laid to lawn and directly fronting onto neighbouring playing fields that provide a traffic free setting for young children, while the rear has been mainly laid to patio and decking and offers a level enclosed space idea for entertaining. The property further benefits from no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.5m x 1.3m (14'9" x 4'3")

Radiator, built-in storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.5m x 2.9m (14'9" x 9'6")

Double glazed window to front aspect overlooking front garden and green space, radiator, power points, opening leading to Dining room.

DINING ROOM 3.5m x 2.4m (11'5" x 7'10")

Double glazed window and French doors to rear aspect leading to rear garden, radiator, power points, opening leading to kitchen.

KITCHEN 3.5m x 2.7m (11'5" x 8'10")

Double glazed window to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with rolled top work surfaces, integrated electric oven with four ring gas hob and stainless steel extractor fan over, space and power for upright fridge/freezer, space and plumbing for dishwasher, radiator, power points, tiled splash backs to all wet areas, door leading to Utility room.

UTILITY ROOM 1.7m x 1.5m (5'6" x 4'11")

Obscured double glazed window to side aspect, obscured double glazed door to side aspect leading to garden. Space, power and plumbing for upright fridge/freezer, washing machine and tumble dryer, door leading to store room.

STORE ROOM 2.4m x 1.7m (7'10" x 5'6")

Double glazed window to side aspect.

FIRST FLOOR

LANDING 2.7m x 1.9m to maximum points (8'10" x 6'2" to maximum points)

Built-in airing cupboard housing gas combination boiler, access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 3.6m x 3.4m (11'9" x 11'1")

Double glazed window to front aspect enjoying views of adjoining green, built-in double wardrobe, radiator, power points.

BEDROOM TWO 3.3m x 2.7m (10'9" x 8'10")

Double glazed window to rear aspect overlooking rear garden, built-in storage cupboard, radiator, power points.

BEDROOM THREE 2.4m x 2.4m (7'10" x 7'10")

Double glazed window to front aspect overlooking adjoining green, radiator, power points.

BATHROOM 2.8m x 1.7m (9'2" x 5'6")

Obscured double glazed window to rear aspect. Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN

To the front of property, low maintenance front garden mainly laid to lawn with fence and shrub boundaries, garden path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to patio with a generous deck ideal for entertaining, wall boundaries, timber shed, gate leading to rear lane.

TENURE

This property is freehold

AGENTS NOTE

Prospective purchasers are to be aware that this property is in council tax band B 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

<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.

