

1 High Street, Keynsham, Bristol, BS31 1DP
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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		

5 Walton Close, Keynsham, Bristol, BS31 2QH

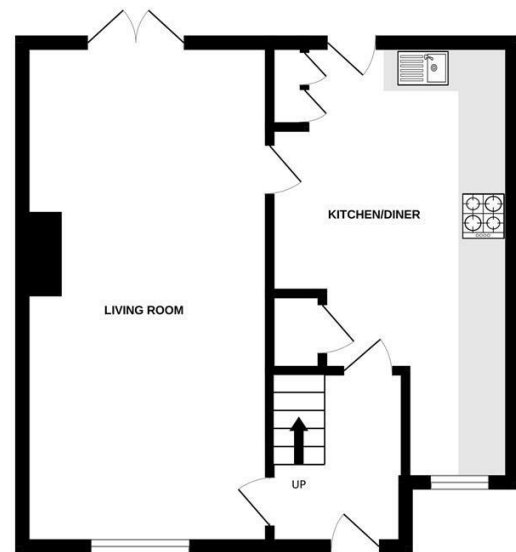


Offers Over £300,000

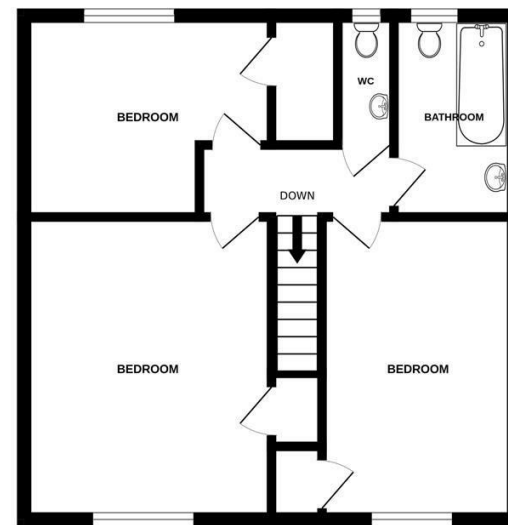
A well presented three bedroom terraced home situated in a quiet cul de sac location, well suited to first time buyers and families.

- Terraced ▪ Entrance hallway ▪ Living room ▪ Kitchen/Diner ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ WC ▪ Front garden ▪ Rear garden

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

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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5 Walton Close, Keynsham, Bristol, BS31 2QH

Located in a quiet cul de sac location within the heart of Keynsham, this well presented three bedroom terraced home offers accommodation ideal for first time buyers and families.

Internally the ground floor is entered through a welcoming entrance hallway which leads to a spacious living room the full length of the house with French doors directly accessing the rear garden and a modern kitchen diner. To the first floor three good sized bedrooms are found serviced by a contemporary family bathroom and a useful second wc.

Externally the front of the property is mainly laid to lawn with a pathway while the rear garden benefits from being south easterly facing with a vast array of well established plants and shrubbery in flower beds with decking for al fresco dining and an area of chippings for outdoor seating overlooking a pond.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.2m x 1.7m (7'2" x 5'6")

Composite front entrance door, access to living room and kitchen / diner, staircase to first floor and a radiator.

LIVING ROOM 6.3m x 3.1m (20'8" x 10'2")

UPVC double glazed window to front aspect and French doors providing direct access to rear garden. Door access to kitchen / diner, feature electric fireplace with wooden mantle, bespoke fitted TV unit inbuilt with bespoke radiator cover and shelving. Radiators and power points

KITCHEN/DINER 5.5m x 3m (18'0" x 9'10")

to maximum points. UPVC double glazed windows to both front and rear aspect, door to rear garden. Matching wall, full length and base units with work surfaces over with integrated dishwasher, integrated fridge/freezer, electric double ovens (one doubling as a microwave) and a gas hob with extractor over. Space and plumbing for a washing machine, stainless steel sink with mixer tap over, tiled splashbacks, door for downstairs storage cupboard, radiator and power points.

FIRST FLOOR

LANDING 2.6m x 0.8m (8'6" x 2'7")

Access to first floor rooms and to a loft via a hatch with ladder attached.

BEDROOM ONE 3.7 x 3.2m (12'1" x 10'5")

UPVC double glazed window to front aspect, storage cupboards over staircase, radiator and power points.

BEDROOM TWO 3.7m x 2.4m (12'1" x 7'10")

UPVC double glazed window to front aspect, storage cupboard over staircase, radiator and power points.

BEDROOM THREE 3.2m x 2.5m (10'5" x 8'2")

to maximum points. UPVC double glazed windows to rear aspect, cupboard housing gas Valiant boiler, radiator and power points.

BATHROOM 2.4m x 1.5m (7'10" x 4'11")

UPVC double glazed obscured window to rear aspect, panelled bath with shower off mains over and a glass shower

panel. Wash hand basin with glass shelf above, low level WC, tiled flooring and walls. Radiator.

WC 1.6m x 0.7m (5'2" x 2'3")

UPVC double glazed obscured window to rear aspect, wash hand basin with tiled splashback to area, low level WC and tiled flooring.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with a concrete pathway leading to front door, evergreen hedging to front boundary with a gate to access garden, flower beds with rose bush and flamingo tree.

REAR GARDEN

Mainly laid to lawn with flower beds boasting a vast array of well established plants and shrubbery including a range of rose bushes, clematis, hydrangea, flamingo tree, growing pear tree, and a flamingo tree. Decking area for outdoor dining, a chipping pathway leading to another seating area overlooking a pond. Timber shed for storage and fenced boundaries and outside tap.

TENURE

This property is freehold.

AGENT 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.

