



Total Area: 82.9 m² ... 893 ft²
All measurements are approximate and for display purposes only.

www.daviesandway.com
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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

30 The Brambles, Keynsham, Bristol, BS31 2TT



£300,000

An extended three bedroom end of terrace home that's marketed with no onward chain.

- End of Terrace
- Entrance Hallway
- Lounge/Dining room
- Kitchen
- Sun Room
- Landing
- Three bedrooms
- Bathroom
- Gardens
- No onward sales chain



30 The Brambles, Keynsham, Bristol, BS31 2TT

Located within a tucked away cul de sac in the heart of the "Federated" development, this sympathetically extended three bedroom end of terrace home offers a blank canvas for a new owner to modernise and enhance to their individual taste.

Internally the ground floor comprises of a roomy entrance hallway, an open plan lounge/dining room that measures 7.3m ("23.11") in length, a kitchen and a full width sun room extension that directly overlooks and accesses the rear garden. To the first floor three bedrooms are found (two benefitting from built in storage) in addition to a family bathroom.

Further benefits from the property include a hardstanding parking space that's located nearby within a block and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.2m x 1.3m (10'5" x 4'3")

Radiator, power points, stairs rising to first floor landing, door leading to lounge/dining room.

LOUNGE/DINING ROOM 7.3m x 3.9m narrowing to 2.4m (23'11" x 12'9" narrowing to 7'10")

Double glazed window to front aspect, double glazed window and door to rear aspect leading to sun room, feature electric fireplace, understairs storage cupboard, radiators, power points, opening leading to kitchen.

KITCHEN 2.5m x 2.4m (8'2" x 7'10")

Double glazed window to rear aspect to sun room. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink, space and electric supply for oven, space for low level fridge, power points, tiled splashbacks to all wet areas.

SUN ROOM 4.1m x 2.1m (13'5" x 6'10")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed door to rear aspect providing access to rear garden, power points.

FIRST FLOOR

LANDING 2.3m x 1m (7'6" x 3'3")

Access to loft via hatch, power points. Doors leading to rooms.

BEDROOM ONE 4.5m x 3m (14'9" x 9'10")

Double glazed window to front aspect, built in storage cupboards (one housing gas combination boiler), radiator, power points.

BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 3m x 2.1m (this measurement includes bulkhead) (9'10" x 6'10" (this measurement includes bulkhead))

Double glazed window to front aspect, built in storage cupboard, radiator, power point.

BATHROOM 2.1m x 1.9m (6'10" x 6'2")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden that's laid to stone chippings with well stocked flower beds, brick built store, path leading to front door.

REAR GARDEN

Secluded rear garden mainly laid to stone chippings with fence and shrub boundaries, timber shed, well stocked flower beds.

PARKING SPACE

Allocated hardstanding parking space, located nearby within a block.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Superfast 1000mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

