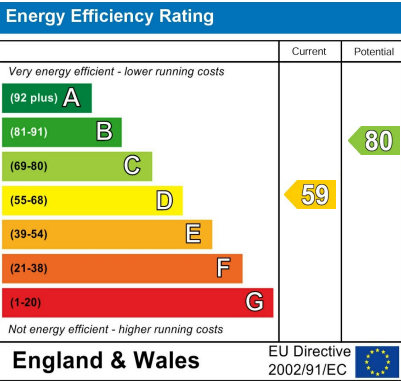




DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

8 Milward Road, Keynsham, Bristol, BS31 2DS



Total Area: 79.0 m² ... 850 ft² (excluding garage)
All measurements are approximate and for display purposes only.



£365,000

A well cared for three bedroom semi detached home located in a highly convenient cul de sac.

- Semi detached
- Lounge/dining room
- Kitchen
- Three bedrooms
- Shower room
- Gardens
- Parking
- Garage

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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8 Milward Road, Keynsham, Bristol, BS31 2DS

Located within a popular cul de sac in close proximity to town centre amenities, Keynsham mainline railway station and the north Bristol ring road, this bright and airy three bedroom semi detached home is coming to the market for the first time since construction and offers bright and airy for accommodation excellently suited to both couples and families alike.

Internally the ground floor offers the welcoming entrance hallway, a lounge/dining room measuring 7.7m ("25.3) in length which directly accesses the rear garden and a double galley style kitchen. To the first floor three well proportioned bedrooms are found which are serviced by a modern three piece family shower room.

Externally the front of the property offers a good size lawn which is surrounded by flower beds, a driveway that is accessed via a dropped kerb and leads to a detached garage and steps that provides access to the front door. The rear garden again enjoys a lawn surrounded by flower beds and directly backs onto and overlooks neighbouring gardens giving a green aspect that is unoverlooked from the rear.

INTERIOR

GROUND FLOOR

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

Obscured double glazed window to front aspect, radiator, power point, stairs rising to first floor landing, door leading to lounge/dining room.

LOUNGE/DINING ROOM 7.7m x 4.2m narrowing to 3m (25'3" x 13'9" narrowing to 9'10")

Double glazed window to front aspect, double glazed patio doors to rear aspect providing access to rear garden, feature electric fireplace with stone mantel and surround, understairs storage cupboard, radiators, power points, glazed door leading to kitchen.

KITCHEN 5.5m x 3m narrowing to 2.2m (18'0" x 9'10" narrowing to 7'2")

Dual aspect double glazed windows to rear and side aspects, obscured double glazed door to side aspect leading to rear garden, double galley style kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven, four ring gas hob with stainless steel extractor fan over, integrated fridge, freezer and slimline dishwasher, space and plumbing for washing machine, power points, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.8m x 1m (9'2" x 3'3")

Double glazed window to side aspect, access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 3.9m x 3.2m (12'9" x 10'5")

Double glazed window to front aspect enjoying far reaching views, radiator, power points.

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

Double glazed window to rear aspect overlooking rear garden,

built in storage cupboards housing gas combination boiler, radiator, power points.

BEDROOM THREE 2.8m x 2m (9'2" x 6'6")

Double glazed window to front aspect enjoying far reaching views, radiator, power points.

SHOWER ROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with walled boundaries, flower beds, steps leading to front door.

REAR GARDEN

Mainly laid to lawn with wall and fenced boundaries, well stocked flower beds, patio, hardstanding ideal for al fresco dining.

OFF STREET PARKING

Accessed via a dropped kerb and leading to the garage.

GARAGE

Detached single garage accessed via up and over door.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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: Ultrafast 1800mbps (Source - Ofcom).

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

