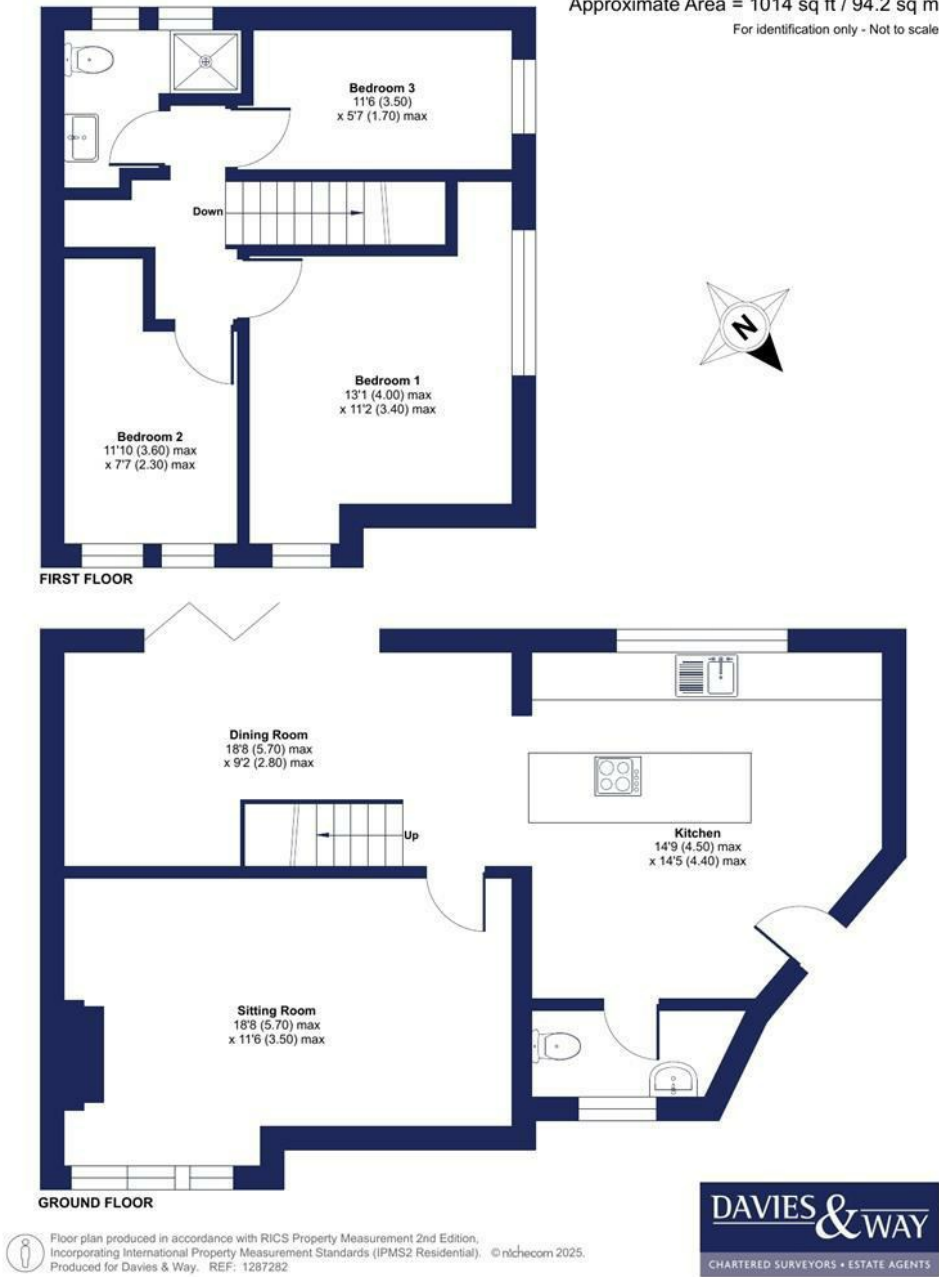


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Park Road, Keynsham, Bristol, BS3

Approximate Area = 1014 sq ft / 94.2 sq m
For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

138 Park Road, Keynsham, Bristol, BS31 1AY



£425,000

A three bedroom end of terrace home that benefits from being renovated and extended by the current owner.

- End of terrace
- Sitting room
- Kitchen
- Dining room
- Cloakroom
- Three bedrooms
- Family bathroom
- Driveway
- Rear garden
- Recently renovated

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.



138 Park Road, Keynsham, Bristol, BS31 1AY

This three bedroom, end of terraced home has recently undergone an extensive programme of refurbishment throughout and a first floor extension to provide modern and spacious accommodation.

Internally, the property is entered through a high quality, bespoke kitchen with a central island, utility cupboard and an opening through to a dining room which benefits from bi folding doors leading directly to the rear garden. A separate sitting room boasting a media wall with electric fireplace is also found on the ground floor, as well as a useful cloakroom. To the first floor, three well proportioned bedrooms are found, which are serviced by a modern shower room.

Externally the front of the property is mainly laid to gravel accessed by a dropped kerb providing off street parking while the rear garden is mainly laid to lawn with a patio area for outdoor dining.

INTERIOR

GROUND FLOOR

KITCHEN 4.5m x 4.4m (14'9" x 14'5")

Double glazed window to rear aspect with fitted blinds, opening through to family room and door to cloakroom. Matching high quality wall, base units and central island with overhang of work surfaces creating a breakfast bar. Integrated electric hob and oven. Space and plumbing for dishwasher, one and a quarter sink and drainer with mixer tap over. Matching utility cupboard with plumbing for washing machine and space for tumble dryer. Radiator and power points.

DINING ROOM 5.6m x 2.8m (18'4" x 9'2")

Double glazed bi-folding door to rear garden, door to living room and staircase rising to first floor with storage cupboard below. Spotlights, radiator and power points.

SITTING ROOM 5.7m x 3.7m (18'8" x 12'1")

Double glazed window to front aspect with fitted blinds, electric fireplace on media wall with shelving and panelling to walls, radiator and power points.

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

Double glazed window to front aspect with fitted blinds, sink with mixer tap over and storage cupboard below, low level WC and a radiator.

FIRST FLOOR

LANDING

Doors to first floor rooms, access to loft via a hatch and a cupboard housing gas combination boiler. Spotlights.

BEDROOM ONE 3.7m x 3.3m (12'1" x 10'9")

Double glazed windows to both front and side aspects with fitted blinds, spotlights, radiator and power points.

BEDROOM TWO 3.5m x 1.9m (11'5" x 6'2")

Double glazed window to side aspect, storage cupboard above staircase, spotlights, radiator and power points.

BEDROOM THREE 3.6m x 2.3m (11'9" x 7'6")

Double glazed window to front aspect, spotlights, radiator and power points.

BATHROOM 2.4m x 1.9m (7'10" x 6'2")

to maximum points. Double glazed obscured window to rear aspect. Walk in shower with rainfall overhead, bespoke tiled vanity unit with shelving and a wash hand basin with mixer tap over. low level WC, tiled walls and flooring, heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to gravel driveway accessed via a dropped kerb, gated access to rear garden and a pathway to front door.

REAR GARDEN

Mainly laid to lawn with patio area for outdoor dining, fenced boundaries with gated side aspect to driveway.

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: Ultrafast 1800mbps (Source - Ofcom).

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

Purchasers are to note the seller is currently waiting for final building regulations certificate.

See planning number - 24/01508/FUL for extension nearby.

