

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lays Drive, Keynsham, Bristol, BS31

Approximate Area = 1019 sq ft / 94.6 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1151 sq ft / 106.8 sq m



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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5 Lays Drive, Keynsham, Bristol, BS31 2LB



£330,000

A recently renovated three bedroom home offering good sized accommodation, well suited to young families and first time buyers.

- Driveway
- Entrance porch
- Reception room
- Kitchen/dining room
- Conservatory
- Landing
- Three bedrooms
- Bathroom
- Garage in a block
- Rear Garden



5 Lays Drive, Keynsham, Bristol, BS31 2LB

Situated on a popular road within close proximity to several schools and in reach of town centre amenities, this three bedroom terraced home benefits from undergoing renovations in it's current ownership.

Internally, the ground floor consists of a useful porch which leads to the hallway, from here the lounge with a feature fire is found. This room leads to a modern and full width kitchen/dining room benefiting from integrated appliances, which in turn leads to a full width conservatory. The first floor offers three well balanced bedrooms (all with built in wardrobes) and a stylish family bathroom.

Externally, the rear garden is low maintenance with block paving for outdoor dining and a level lawn, while the front of the property enjoys a driveway for two vehicles.

Further benefits include a single garage located in a nearby block.

INTERIOR

GROUND FLOOR

PORCH 1.6m x 1.2m (5'2" x 3'11")

Window and glazed door leading to hallway.

HALLWAY 2.2m x 1.5m (7'2" x 4'11")

Door to lounge and stairs rising to first floor landing. Radiator and power points.

RECEPTION ROOM 4.4m x 4.3m (14'5" x 14'1")

Double glazed window to front aspect and glazed French doors leading to kitchen/dining room. Gas flame effect fire with stone surround, radiator and power points.

KITCHEN/DINING ROOM 5.3m x 3.1m (17'4" x 10'2")

Double glazed windows and door to rear aspect to conservatory. Kitchen comprising a range of matching wall and base units with work surfaces over and integrated a slimline dishwasher, oven and a four ring induction hob with glass splashback to the area and extractor fan over. Space for upright fridge freezer, bowl and a quarter sink with mixer tap over, built in storage cupboard, radiator and power points.

CONSERVATORY 5.1m x 2.6m (16'8" x 8'6")

Double glazed windows and patio doors to rear aspect overlooking rear garden, radiator and power points.

FIRST FLOOR

LANDING 2.9m x 1.9m (9'6" x 6'2")

Doors to first floor rooms and access to loft via a hatch. Built in storage cupboard housing gas combination boiler, power points.

BEDROOM ONE 3.7m x 3m (12'1" x 9'10")

Double glazed window to front aspect, array of built in wardrobes, cupboards and vanity desk, radiator and power points.

BEDROOM TWO 3.2m x 3m (10'5" x 9'10")

Double glazed window to rear aspect, built in double wardrobe, radiator and power points.

BEDROOM THREE 2.79m x 2.08m (9'2" x 6'10")

(This measurement includes bulkhead) Double glazed window to front aspect, wardrobe, radiator and power points.

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

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

FRONT OF PROPERTY

Laid to chippings and hardstanding to create a driveway for two cars.

REAR GARDEN

Low maintenance rear garden mainly laid to block paving and level lawn. Fenced boundaries and a gate leading to rear lane.

SINGLE GARAGE

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 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).

