



G R E G O R Y S
— E S T A T E A G E N T S —

42 Albert Road
Bristol, BS31 1AD

£285,000



Situated upon a desirable road within a prime, Keynsham location is this charming stone, two bedroom cottage home. Perfectly suited to those seeking appeal from a bygone era, this nicely balanced bijoux home has been occupied for some years by the present family. Offered with the benefit of no onward chain, this quaint cottage has provided a cosy abode for a number of years, and is now in need of some improvement, and would therefore be an ideal purchase for an enthusiastic buyer. An entrance porch leads directly into a full width lounge with a square bay to the front, adjacent to a feature open stone fireplace with complimenting exposed stone feature wall. A doorway leads through to an airy open plan kitchen dining room with views over the lawned rear garden. From this room a staircase leads to two double bedrooms, with the larger of the two located to the front. Situated between the two, a three piece bathroom suite sits a'top the stairs. Whilst the current internal arrangement balances accommodation nicely over two floors, the property lends itself to re-arrangement to the rear aspect, with a likely potential for extension to the rear should the buyer wish and consents permit. The outside space offers a well-proportioned, enclosed private garden to the rear, with a driveway for one vehicle situated to the front. Externally, the property impresses with an attractive, exposed stone exterior, enhanced by traditional brick detailing making for in our opinion, a very charming home indeed. With the amenities of Keynsham high street, the railway station and the lovely Memorial park all within a short walking distance, this lovely home is a great addition to the market.

GREGORYS ESTATE AGENTS - KEYNSHAM
1 MARKET WALK , KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE LOBBY

Upvc entrance door to the front aspect, internal door to the lounge

LOUNGE 12' 10" x 12' 7" (3.90m x 3.84m)

Double glazed window to the front aspect, a feature stone fireplace with matching exposed stone, feature wall, radiator, door to

KITCHEN / DINER 16' 6" x 12' 10" (5.02m x 3.90m)

The kitchen comprises wall and base units with roll top work surfaces over, sink and drainer unit, tiled splash backs, space and plumbing for appliances, a wall mounted gas boiler, double glazed window to the rear aspect, radiator, stairs to the first floor with under stairs storage cupboard, Upvc door leading to the rear garden

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, doors to rooms

BEDROOM ONE 12' 9" x 10' 6" (3.89m x 3.20m)

Double glazed window to the front aspect, radiator

BEDROOM TWO 12' 10" x 8' 9" (3.90m x 2.66m)

Double glazed window to the rear aspect, radiator, storage cupboard

BATHROOM 7' 6" x 6' 6" (2.28m x 1.98m)

A three piece suite comprising a low level wc, pedestal wash hand basin and a panelled bath, tiled splash backs, radiator, obscure double glazed window to the side aspect

FRONT ASPECT

A driveway providing off street parking, enclosed by boundary fencing

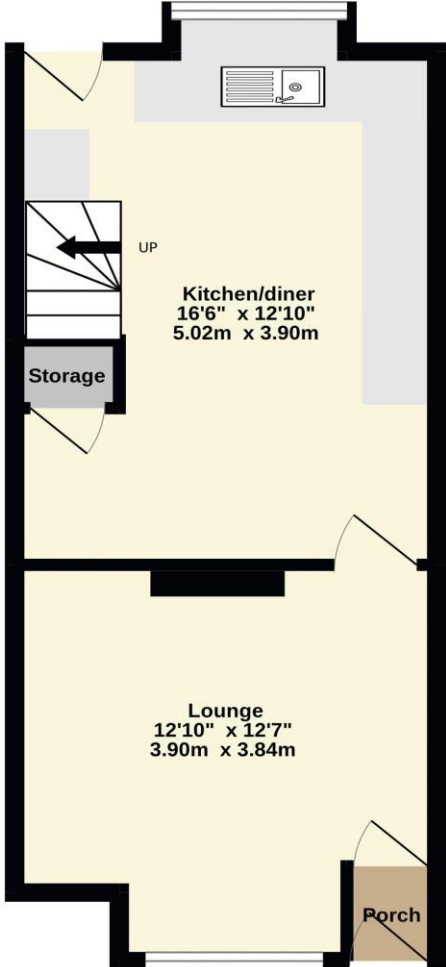
REAR ASPECT

Mainly laid to lawn with an area of patio, enclosed by boundary wall and fencing

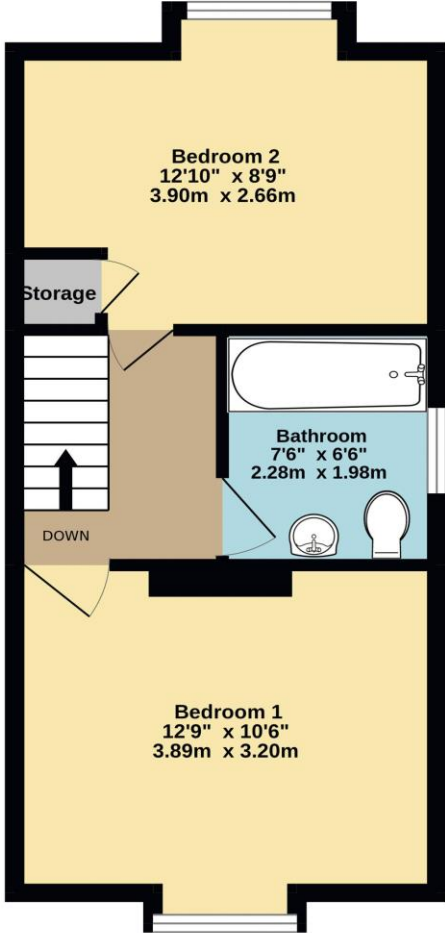




Ground Floor
370 sq.ft. (34.4 sq.m.) approx.



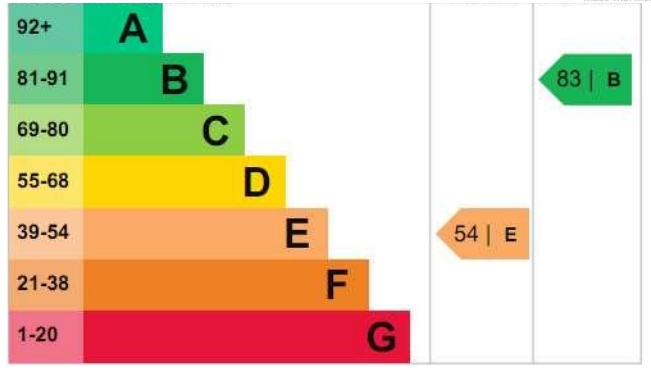
1st Floor
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 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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the average energy rating is D
the average energy score is 60