



113 CHANDAG ROAD
KEYNSHAM
BRISTOL
BS31 1QF
£469,950

Offered to the market with no onward chain and offering vast potential to extend the property, is this well maintained family home.

This semi detached property has been lovingly cared for by the same family for decades and comes to the market as a wonderful opportunity for any family to take over the reigns. Presented today as a spacious three bedroom property, scope for both side and rear extensions is evident with both neighbouring properties a far cry from the original, as built homes.

Occupying a pleasant spot within this popular residential location in Keynsham, families and young professional alike would find the location very practical. For families Wellsway school campus, encompassing highly regarded pre-school, Chandag primary school, Wellsway secondary school and IKB College are only a short walk away. Furthermore the bustling Keynsham high street and train station are easily accessible.

In its current layout, the property comprises an entrance lobby and hallway. Stairs lead to the first floor landing from the hallway, with a handy storage cupboard under. The lounge / diner is bathed in natural light due to the lovely picture window to the front aspect. This open plan reception room offers impressive room proportions with a comfortable lounge area and an in-trend serving hatch from the kitchen to the dining room. A lean to conservatory leads from the dining room and provides the perfect seating area to sit and enjoy views of the rear garden. The separate kitchen is big enough to seat a breakfast table and benefits views of the garden. From the kitchen a rear lobby has been added, which now offers internal access to the old outbuildings, now utilised as a WC and storage cupboard, together with pedestrian access into the garage.

To the first floor can be found three bedrooms, two of which are fantastic doubles, whilst the third bedroom is a good sized single room. The family bathroom completes the accommodation and comprises a three piece suite.

Externally the property benefits manicured front and rear gardens. The rear garden in-particular is a wonderful place to enjoy. Private in nature and offering a sunny southerly aspect. A driveway providing off street parking leading to a single garage (complete with power and light supply) can be found to the front of the property. Furthermore the property is double glazed and gas central heated via a replaced 'Worcester' gas boiler.

This is truly a lovely family home and although in need of a degree of modernisation,, represents a wonderful opportunity for any buyer to enjoy this home for many years to come.

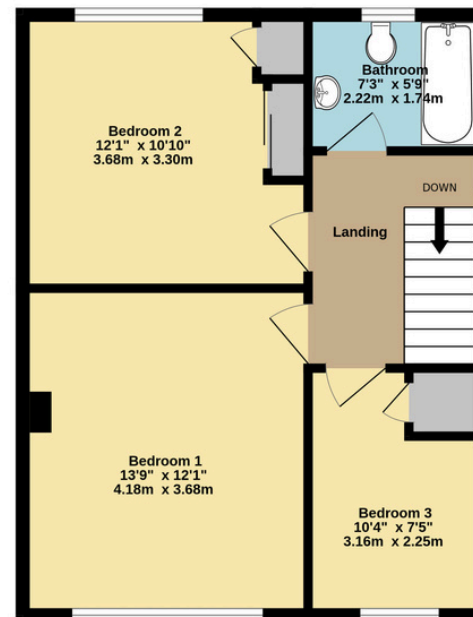
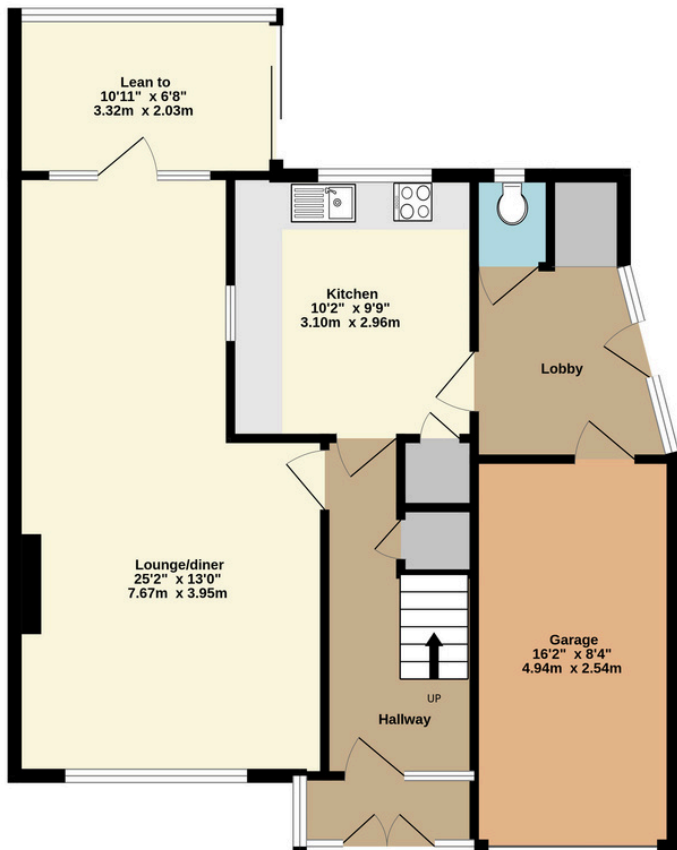






Ground Floor
794 sq.ft. (73.8 sq.m.) approx.

1st Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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Energy performance certificate (EPC)

113 Chandag Road Keynsham BRISTOL BS31 1GF	Energy rating D	Valid until: 27 April 2035 Certificate number: 2084-3048-4204-3155-7200
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Property type: Semi-detached house
Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

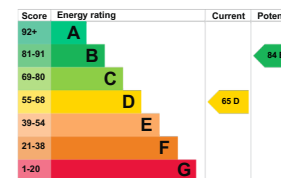
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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