



132 CHARLTON ROAD
KEYNSHAM
BRISTOL
BS31 2JZ
£325,000

POSITIONED ON THE POPULAR CHARLTON ROAD, OFFERING EASY ACCESS TO KEYNSHAM HIGH STREET AND NEARBY SEVERAL HIGHLY REGARDED SCHOOLS, CAN BE FOUND THIS EXEMPLAR THREE BEDROOM TERRACED HOME.

Having undergone a transformation during the current ownership, this stylish property lends itself to those searching for a home that they can simply move into with ease, finished with tasteful decor throughout, whilst also benefitting from a comfortable living arrangement.

The well-balanced accommodation is split over a traditional two floor arrangement, whilst benefitting from a porch extension to the front aspect, creating a welcoming entrance into the home. Once inside, a comfortable lounge sits to the front aspect, fitted with a feature media wall comprising practical alcove storage. To the rear of the ground floor can be found a contemporary kitchen/diner, benefitting from a well-considered design to include a feature breakfast bar, ideal for a morning coffee pick me up, or for carrying on the conversation whilst cooking up a storm. This bright space draws in ample natural light from 'French' doors opening onto the rear garden, and boasts premium finishes to include spotlighting, stone effect worksurfaces & LVT flooring.

To the first floor, the property offers three bedrooms, two of which being comfortable double bedrooms, whilst the third bedroom acts as a single bedroom, also lending itself as an ideal study, nursery or dressing room. Completing the internal offering is a neutral three piece bathroom with shower over bath.

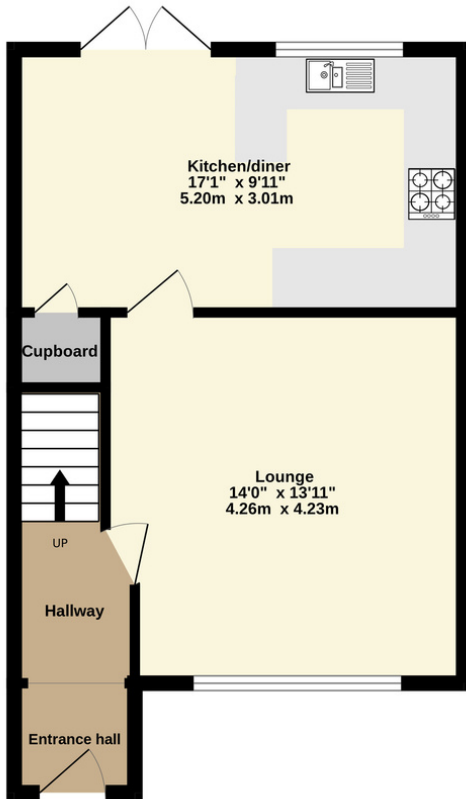
Externally, this attractive home continues to impress, boasting a low maintenance garden laid with artificial grass, and featuring a composite decked area perfect for an evening tipple in the sun. Not only this, but the garden enjoys enviable privacy from neighbouring homes, whilst benefitting from convenient rear access leading to the single garage with power in a nearby block & designated parking in front of, as well as ample on street parking.

A premium of its kind, and sure to appeal to an array of viewers, this superb home simply has to be viewed.

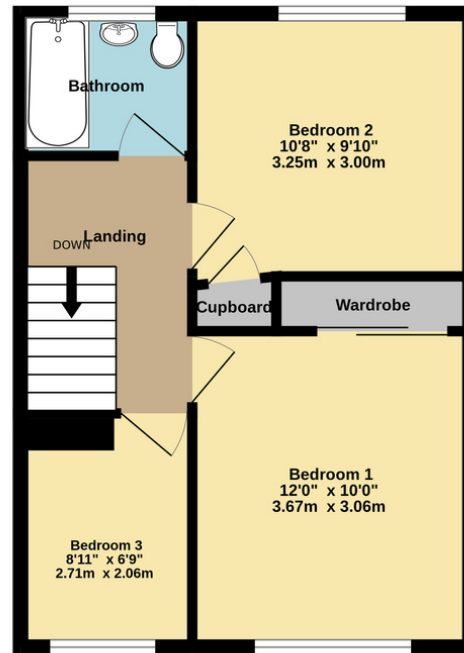




Ground Floor
428 sq.ft. (39.7 sq.m.) approx.



1st Floor
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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)

132 Charlton Road Keynsham BRISTOL BS31 2JZ	Energy rating C	Valid until:	22 July 2035
		Certificate number:	2878-3053-3203-4625-0200

Property type: Mid-terrace house

Total floor area: 79 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)

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Energy rating and score

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

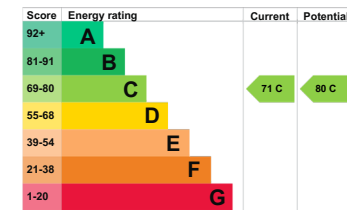
[See how to improve this property's energy efficiency.](#)

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

Properties get aratingfromA(best)toG (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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