



Connells

Mayfields
Keynsham BRISTOL



Property Description

A very well presented first floor flat in the sought after location of Keynsham, which offers an array of local shops, pubs, restaurants, schools and Keynsham train station. Despite its proximity to the town centre, this lovely flat is nestled away in a cul-de-sac and comprises of private entrance, landing with loft access and built in storage housing the boiler, living room with balcony access, kitchen with integrated appliance, two double bedrooms and family shower room. This property further benefits from a front garden with hard standing surface to allow for off-street parking. Viewing is highly recommended.

Entrance Hall

Stairs to first floor, carpet

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Double window to rear, double glazed door to rear onto balcony, room for electric fire, radiator

Kitchen

8' 10" x 8' 6" (2.69m x 2.59m)

Double glazed window to rear and side, wall and base units, gas oven and hob integrated slimline dishwasher, washing machine, space for fridge freezer, 1.5 stainless steel sink, tiled splashback, undercupboard lighting

Landing

Built in storage housing combi boiler, loft access partially boarded

Bedroom One

13' 4" x 9' 6" (4.06m x 2.90m)

Double glazed window to front, radiator

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to front, radiator

Bathroom

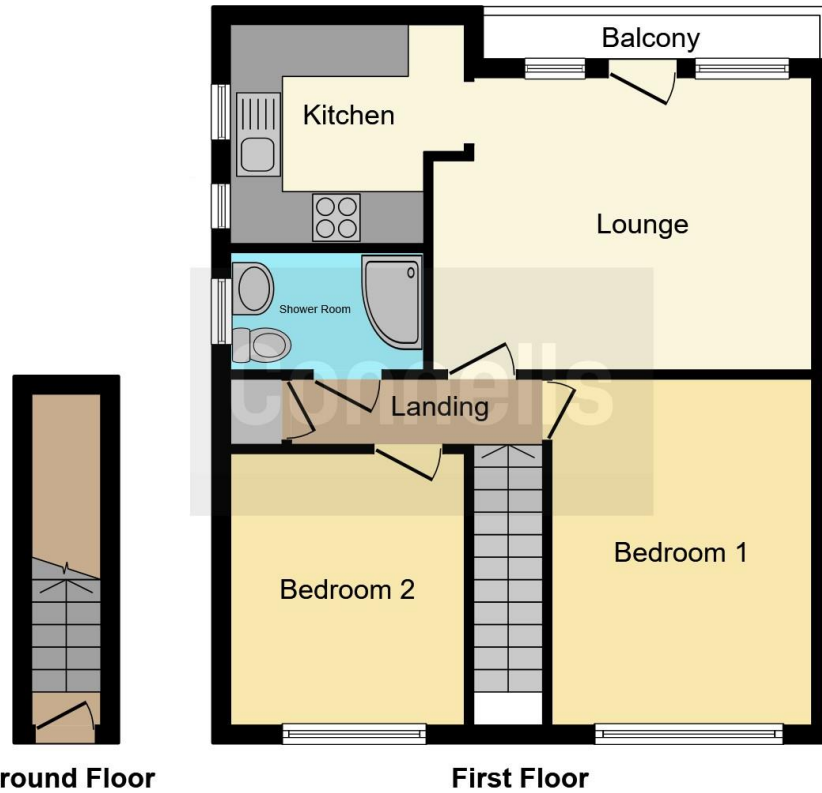
7' 6" x 4' 5" (2.29m x 1.35m)

Double glazed frosted window to side, walk in shower, vanity hand basin, low level WC, heated towel rail

Balcony

Iron balcony railings, wooded flooring, seating area





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0117 932 8684
E longwellgreen@connells.co.uk

131 Bath Road Longwell Green
 BRISTOL BS30 9DD

EPC Rating: C

view this property online connells.co.uk/Property/BLG103618

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Mar 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLG103618 - 0004