



## Hercules Way, Keynsham

Bristol, BS31 2GS

£275,000



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**HUNTERS**<sup>®</sup>  
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# Hercules Way, Keynsham

## DESCRIPTION

This charming terraced property is currently available for sale. In good condition, this home is perfectly suited for families and couples alike, offering a range of appealing features. Notably, it's situated in the delightful new-build estate in the popular Keynsham area. The ground floor offers an open plan kitchen/breakfast room that seamlessly flows into the lounge, which features access to a convenient downstairs w/c and patio doors leading out to an enclosed, private garden. Ascend to the first floor to find two spacious double bedrooms. Parking is a significant advantage here, offering convenience and peace of mind. This property comes with no onward chain, facilitating a smooth transition for the new owners.



# ROOMS

## ENTRANCE HALLWAY

Entrance door into hallway, Oak hardwood effect flooring, stairs rising to first floor, radiator, door too.

## OPEN PLAN KITCHEN/LIVING ROOM

uPVC double glazed window to front elevation, fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit with mixer tap over, tiled splashbacks, built in electric oven, gas hob with extractor hood over, plumbing for automatic washing machine, space for fridge freezer, breakfast bar with four bar stools, Oak hardwood effect flooring, cupboard housing Ideal logic central heating boiler, two radiators, uPVC double glazed French style doors to rear garden, door too.

## GROUND FLOOR W.C

Oak hardwood effect flooring, low level w.c, pedestal wash hand basin, radiator, extractor fan.

## FIRST FLOOR LANDING

Doors to accommodation, loft access.

## BEDROOM ONE

uPVC double glazed window to rear elevation, built in wardrobes, radiator.

## BEDROOM TWO

uPVC double glazed window to front elevation, radiator.

## BATHROOM

Suite comprising low level w.c, panelled bath with mixer shower over, pedestal wash hand basin, heated towel rail, Oak hardwood effect flooring, extractor fan, part tiled walls.

## OUTSIDE

### FRONT GARDEN

Driveway to the front providing off street parking for one vehicle, gravelled area, path to front door.

### REAR GARDEN

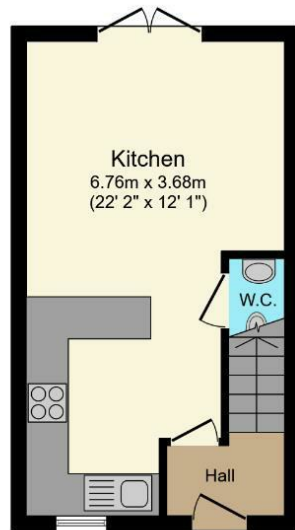
Boundary enclosed by wooden fence panels, patio area, remainder mainly laid to lawn.

### Material Information - Whitchutch

Tenure Type; Freehold

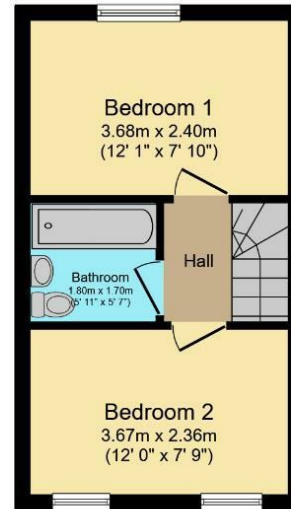
Council Tax Banding; B





**Ground Floor**

Floor area 24.9 m<sup>2</sup> (268 sq.ft.)



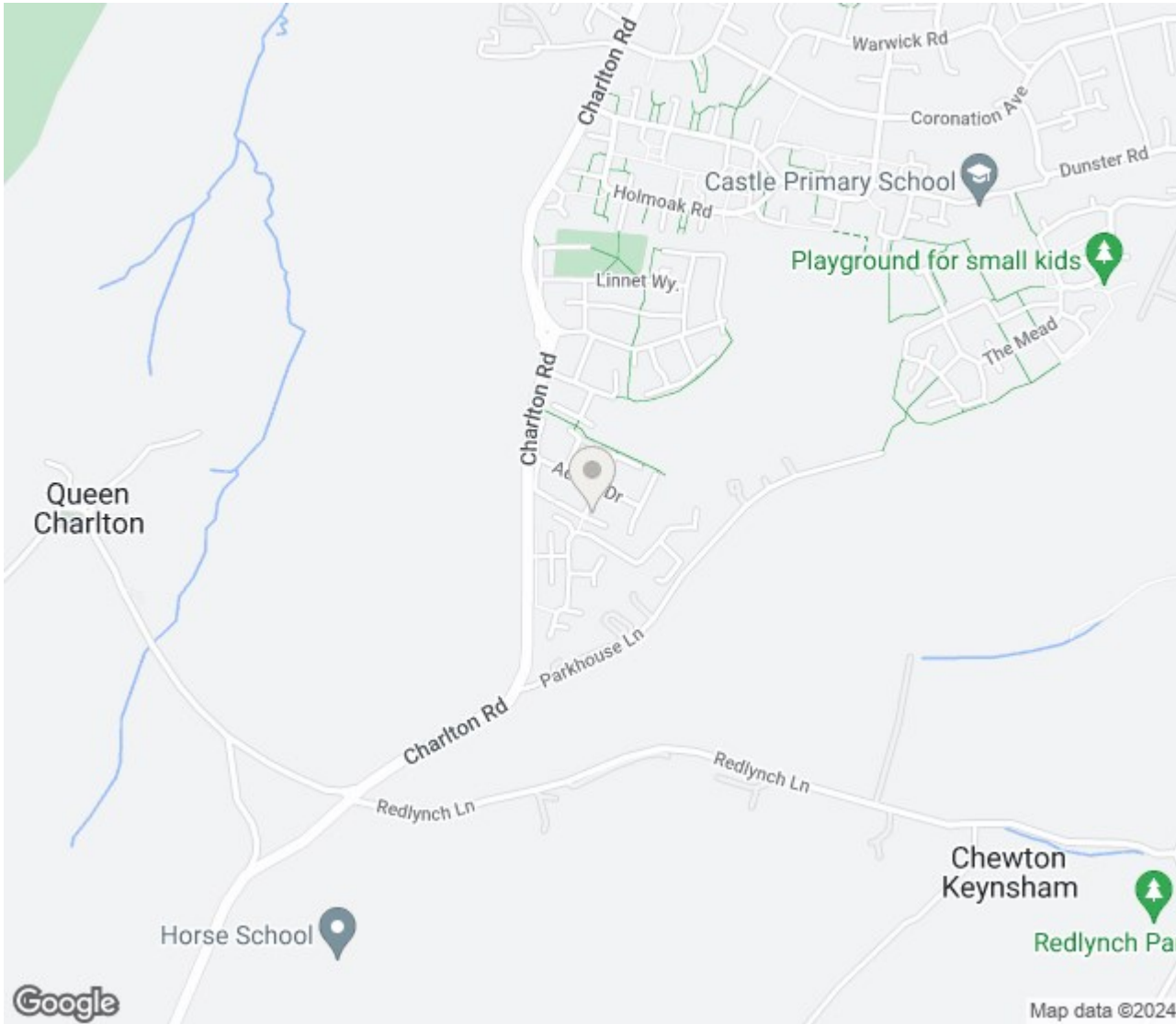
**First Floor**

Floor area 24.9 m<sup>2</sup> (268 sq.ft.)

TOTAL: 49.8 m<sup>2</sup> (536 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 03947557 | whitchurch@hunters.com**









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.