



Gaston Avenue, Keynsham, Bristol, BS31 1LR

Guide Price £390,000

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

☎ 07595 898 050

Gaston Avenue, Keynsham, Bristol, BS31 1LR

Situated atop a hill close to Keynsham Town centre, this charming 1930's built Semi-detached house offers impressive views over the town, as well and a front outlook onto a green and a copse of horse chestnut trees. An extended house that could suit a family as it has done for many year or those that simply want to be above a flood plain and close to the local amenities that Keynsham has to offer.

The ground floor has an entrance hall, a very hand store cupboard, living room with open fire, dining room leading to the rear garden, cloak room and an extended kitchen also leading to the rear garden. The first floor provides three bedrooms and a modern bathroom. You will be pleased to see, original doors, picture rails and high ceilings on show in the property.

The rear garden is triangular, south easterly facing giving a private space to enjoy that spans outwards to the front plot allowing ample parking with planted borders.





Entrance Hall

Wooden door to the side aspect with obscure window, double glazed window to the front aspect, textured ceiling, fitted storage cupboards and a tiled flooring.

Store Room

3.09m x 1.12m (10'1" x 3'8")

Textured ceiling, space for tumble dryer and tiled flooring.

Hallway

Single glazed multi pane door to the side aspect, obscure stained glass window to the front aspect, stairs to the first floor with an understairs cupboard, radiator, stop tap and luxury vinyl flooring. (original red quarry tiles underneath)





Living Room

4.04m x 3.63m (13'3" x 11'10")

Double glazed bay window to the front aspect, textured ceiling, picture rail, ornate open fire place with stone hearth, radiator and television point.

Dining Room

3.61m x 3.02m (11'10" x 9'10")

Double glazed French doors to the rear aspect, smoke alarm, gas fire with back boiler, radiator and wooden flooring.

Kitchen

Double glazed door and two double glazed windows to the rear aspect, double glazed window to the side aspect. There is a range of wall and base units with tiled splash backs, laminate work surfaces, stainless steel 1 & 1/2 bowl sink/drain unit with mixer tap, integral double oven, four ring gas hob with an extractor hood over. There is space for a fridge/freezer,



Cloakroom

1.7m x 1m (5'6" x 3'3")

Textured ceiling, extractor fan, low level WC, wall mounted wash hand basin and vinyl flooring.

Landing

Double glazed window to the side aspect, loft hatch with pull down ladder, light and partial boarding.

Bedroom One

4.02m to bay x 3.03m (13'2" x 9'11")

Double glazed bay window to the front aspect, textured ceiling, picture rail, radiator and television aerial.



Bedroom Two

3.62m x 2.56m (11'10" x 8'4")

Double glazed window to the rear aspect, textured ceiling, picture rail, radiator and a fitted cupboard with shelving and hot water tank.

Bedroom Three

2.75m x 2.16m (9'0" x 7'1")

Double glazed window to the rear aspect, picture rail and a radiator.

Bathroom

Obscure double glazed window to the front aspect, extractor fan, partially tiled walls, chrome towel radiator and vinyl flooring. There is a three piece white suite including a Bath with folding shower screen and mixer shower, pedestal wash hand basin and a low level WC.





Rear Garden

11.23m x 8.88m (36'10" x 29'1")

Enclosed by hedge and fence borders with a side access gate, south easterly facing and triangular in shape, laid to lawn with a patio area and a wooden shed.

Front Garden

Enclosed by wall, hedge and fence borders, open to the front with a lowered kerb, planted borders of flowers and mature shrubs, outside tap and light. The main area is a block paved driveway providing parking for two to three cars.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

