



Caroline Close, Keynsham, Bristol, BS31 2LF

Guide Price £315,000

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Quote Reference NF0664 To Arrange Your Viewing

Nestled in the lovely town of Keynsham, a charming semi-detached house offers a cosy retreat with stunning views from its elevated position. Dating back to 1968, the property boasts a modern decor with large windows that flood the rooms with natural light. The spacious living room features full-height windows and a focal fireplace, opening up to a dining area, perfect for entertaining. The well-appointed kitchen in a light cream colour provides access to the rear garden, ideal for outdoor gatherings. Upstairs, the property offers two double bedrooms, a single bedroom, and a beautifully finished bathroom. The outside space includes an enclosed rear garden with a lawn and garage in a block at the rear with parking in front. Located in a peaceful residential street, this property in Keynsham is a wonderful place to call home.





Hallway

Door with inset obscure glazing and an obscure double glazed window to the front aspect, textured ceiling, stairs to the first floor with an under stairs cupboard housing the consumer unit, radiator and tiled floor.

Living Room

4.15m x 3.6m (13'7" x 11'9")

Double glazed window to the front aspect, part obscured, textured and coved ceilings, opening to the dining room and access door from the hallway, fireplace with wooden mantle, marble style surround, hearth with an inset electric fire, radiator, television and telephone points.

Dining Room

3.04m x 2.93m (9'11" x 9'7")

Double glazed window to the rear aspect, opening to the living room, door to the kitchen, textured and coved ceilings and a radiator.





Kitchen

3.01m x 2.4m (9'10" x 7'10")

Double glazed door and window to the rear aspect, a range of wall and base units with tiled splash backs and laminate work tops, inset stainless steel sink/drainage unit with mixer tap, extractor hood, space for a cooker, fridge/freezer and washing machine and finished with a tiled floor. (radiator removed and pipe insitu)

Landing

Textured ceiling with a smoke alarm and Loft hatch.

Bedroom One

3.6m x 3.33m (11'9" x 10'11")

Double glazed window to the rear aspect, textured ceiling and a radiator.

Bedroom Two

3.62m x 3.01m (11'10" x 9'10")

Double glazed window to the front aspect, textured ceiling, radiator and a cupboard housing a wall mounted Vaillant boiler.

Bedroom Three

2.7m x 2.37m (8'10" x 7'9")

Double glazed window to the front aspect, textured ceiling and a radiator.

Bathroom

2.17m x 1.67m (7'1" x 5'5")

Two obscure double glazed windows to the rear aspect, textured ceiling, tiled walls, chrome towel radiator and tiled floor. There is a three piece suite comprising of a Bath with glass shower screen and electronic shower over, wall mounted wash hand basin and a low level WC with a hidden cistern.

Front Garden

Steps to the front door and laid to pea gravel.

Rear Garden

Fence and hedge borders with a rear and side access gates, laid to lawn with a wooden shed, pathway and an outside tap.

Garage

5.02m x 2.46m (16'5" x 8'0")

Up and over door, with a recently replaced roof. Ability to park a car in front of the garage door also





Agents Notes

The property has Leasehold Tenure- 999 years from 1968 £12 Per Annum Ground Rent paid to KORALXP



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

