



Elm Court, Keynsham, Bristol, BS31 2RB

Guide Price £340,000

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Quote NF0664 To View An Extended End Terraced House, dating back to 1965, located on the outskirts of Keynsham. Owned by the same family for over 30 years this home has undergone many enhancements making it a 'Turn Key' property you simply can put furniture in and enjoy. The property with large windows is full of light, the large hallway, leads to a spacious living/dining room before discovering a beautiful kitchen where the extension has allowed more space to create culinary delights. The first floor has three well proportioned bedrooms, a bespoke fitted bed and cupboards in bedroom three. The bathroom is modern and fresh. The loft is fully boarded and easily accessible. Externally you have level enclosed gardens that wrap around the property, giving scope for further extension STPP. Then a garage and parking space completes the offering. Nearby are popular schools, rural surrounds, easy access to the high street, yet you are away from the hustle and bustle.





Hall

Obscure double glazed door to the side aspect, stairs leading to the first floor, radiator and Amtico natural oak coloured luxury vinyl floor.

Living/Dining Room

7.26m x 3.85m (23'9" x 12'7")

Double glazed windows to the front and rear aspect, access doors to the kitchen and hallway, coal effect gas fire with a granite surround, hearth and wooden mantle, two radiators, thermostat control panel and laminate floors. There is also an understairs cupboard housing the consumer unit, electric and gas meters.

Kitchen

3.84m x 2.39m (12'7" x 7'10")

Double glazed windows to the front and rear aspects, double glazed door to the rear aspect and access door to the Living/dining room. There is a range of navy blue wall and base units with white quartz work surfaces with a grey pattern within, one & half bowl sink unit with a mixer tap over, Belling Range cooker with extractor hood over, integral dishwasher, space for a washing machine and fridge/freezer. Finished with Amtico natural oak coloured luxury vinyl floors.





Landing

Obscure double glazed window to the side aspect, doors to the bedrooms and bathroom. Loft hatch with a pull down ladder, fully bordered with power and light and houses the Worcester Boiler.

Bedroom One

4.36m x 2.73m (14'3" x 8'11")

Double glazed window to the front aspect, textured ceiling, radiator, built in cupboard and a television point.

Bedroom Two

2.78m x 2.73m (9'1" x 8'11")

Double glazed window to the rear aspect and a radiator.



Bedroom Three

2.98m x 2.04m (9'9" x 6'8")

Double glazed window to the front aspect, there is a bespoke wooden fitted cupboard, bed and drawers and a radiator.

Bathroom

2.01m x 1.8m (6'7" x 5'10")

Obscure double glazed window to the rear aspect, extractor fan, recessed spot lights, tiled walls, towel radiator. There is a three piece white suite comprising of a bath with a shower screen and mixer shower over, vanity unit with wash hand basin over and a low level WC.

Rear Garden

The rear garden is fully enclosed with wall and fence surrounds with a side access gate. It stretches across to the side of the property also. It is level and laid to lawn, with a pathway, outside tap, storage shed and there are some miniature cherry trees planted.



Front Garden

The front garden is open and laid to lawn with miniature cherry trees planted. There is a pathway and a storage shed measuring 1.72m x 0.97m which is secure next to the front door.

Garage

5.16m x 2.62m (16'11" x 8'7")

Its located closest to the house at the end of the block with a pathway from the front of the house to it. There is an up and over door and it has had a roof replaced recently.

Parking

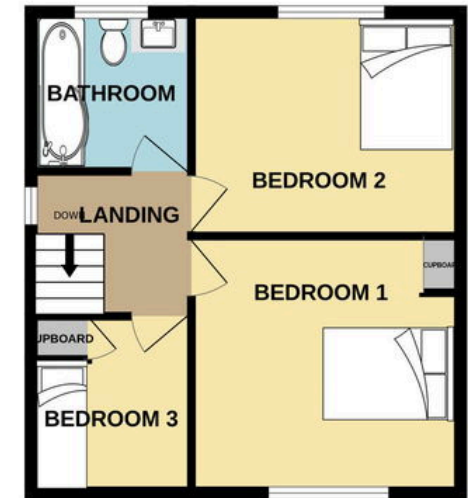
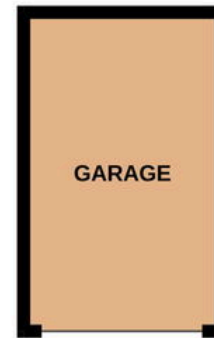
There is space to park one car in front of the garage.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.