



Charlton Road, Keynsham, Bristol, BS31 2LH

Guide Price £285,000

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Charlton Road, Keynsham, Bristol, BS31 2LH

Experience the charm of this 1969 terraced house on Charlton Road in Keynsham, located in a residential area near schools like St Kenya and Broadlands Academy. Step into the welcoming entrance hall that leads to a spacious living/dining room with French doors to the garden. The modern kitchen/breakfast room offers a delightful space in cream and light green hues, also with access to the garden. Upstairs, three bedrooms, two with fitted cupboards, and a modern bathroom await. The generous rear garden, encompassing various areas like a patio, lawn, shingle, planting bed and a shed, is perfect for outdoor relaxation and enjoyment. Front garden maintenance is hassle-free, and on-street parking is available. Charlton Road in Keynsham, nestled in a vibrant and diverse community in Bristol, Bath, and North East Somerset, offers convenience to the town centre but away from the bustle.





Entrance Hall

2.12m x 2.06m (6'11" x 6'9")

Door to the front aspect with obscure glazing, recessed spot lights, smoke alarm, stairs to the first floor, storage cupboard with shelving, radiator and vinyl tiled flooring.

Living/Dining Room

5.99m x 3.03m (19'7" x 9'11")

Double glazed window to the front aspect, double glazed French doors to the rear aspect, textured and coved ceiling, two wall lights, radiator, television aerial and laminate flooring.

Kitchen

5.1m x 2.81m max(16'8" x 9'2")

Double glazed door and window to the rear aspect, coved ceiling, wall mounted Vaillant combi boiler, a range of wall and base units with tiled splash backs, laminate work surfaces, inset composite 1 & 1/2 bowl sink/ drainer with mixer tap over, electric hob with extractor hood over, integral electric oven, dishwasher and washing machine, space for a fridge freezer, understairs storage cupboard, radiator and laminate flooring.





Landing

Loft hatch with a pull down ladder, partial boarding and lights, recessed spot light and a storage cupboard with shelving.

Bedroom One

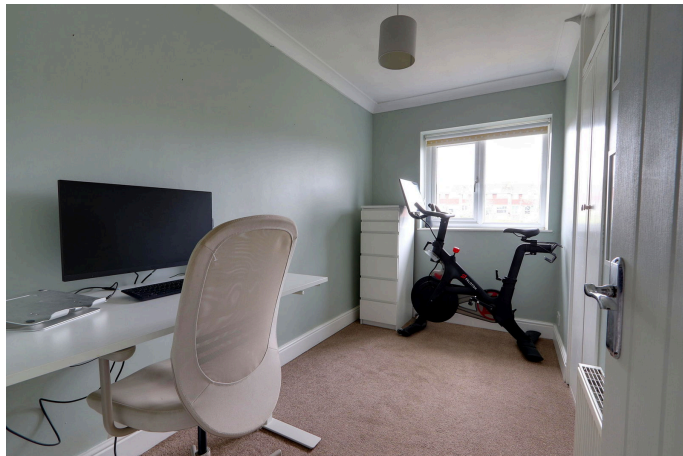
4.13m x 3.1m (13'6" x 10'2")

Double glazed window to the front aspect, textured and coved ceiling, two wall lights, storage cupboard, radiator and television aerial.

Bedroom Two

3.86m x 1.77m (12'7" x 5'9")

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



Bedroom Three

3.26m x 1.87m (10'8" x 6'1")

Double glazed window to the front aspect, textured and coved ceiling, radiator and a storage cupboard with shelving.

Bathroom

2.04m x 1.76m (6'8" x 5'9")

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

Rear Garden

24.1m x 6.49m (79'0" x 21'3")

Enclosed by wooden and wired fencing, south easterly facing, with terraced layers of patio, lawn and Cerny stone, there is a shed, raised planting bed and an outside tap.



Front Garden

Enclosed by wall and hedge borders with a central pathway and laid to Cerny stone and slate making it low maintenance.


Parking

There are on street parking bays to the front that are used on a first come first served basis





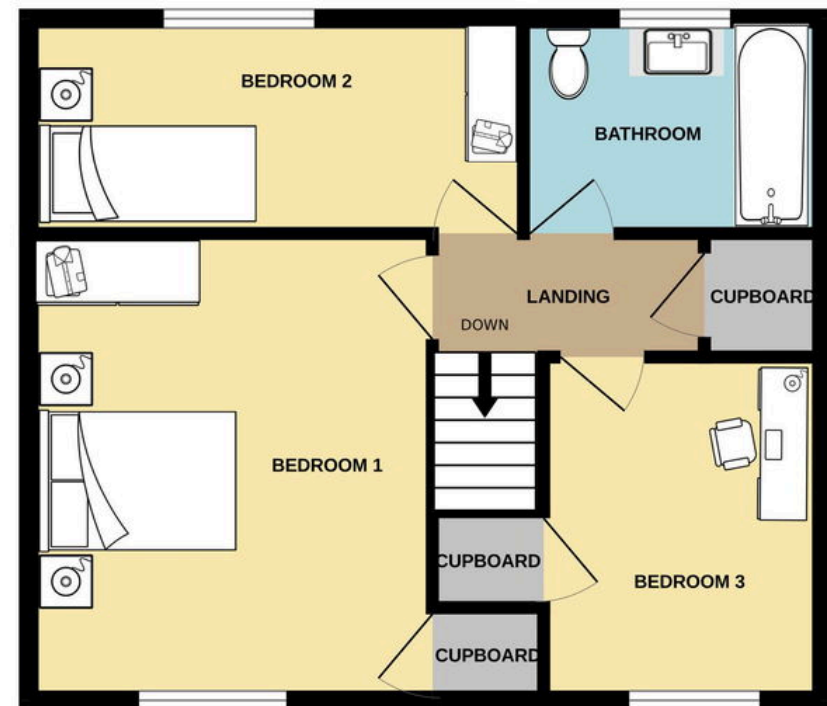


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 797sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee