



Chelsea Close, Keynsham, BS31 1NF

Guide Price £235,000

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## Chelsea Close, Keynsham, BS31 1NF

### Quote Reference NF0664 To Arrange Your Viewing

Nestled in the heart of Keynsham, this charming maisonette dating back to 1969 offers a unique blend of comfort and modern energy efficiency. The property boasts a B energy rating, thanks to updated features like solar panels, electronic heating, and a multi-fuel burner. Step inside to find a private entrance leading to a spacious living area with an open-plan kitchen and dining space, complemented by a cosy log burner. Two bedrooms with ample storage space and a stylish loft room offer versatility for various living needs. Outside, a generous 25-metre garden with multiple sheds provides a serene outdoor retreat. Conveniently located near local amenities, bus stops, and schools, Chelsea Close promises a lifestyle of convenience and tranquillity in the historic town of Keynsham, a sought-after location between Bristol and Bath.







## Entrance Hall

Obscure double glazed door to the side aspect, textured ceiling, stairs leading to the first floor landing, fuse box, electric meter and vinyl flooring.

## Landing

Obscure double glazed window to the side aspect, textured ceiling, electric night storage heater, loft hatch, stairs to the second floor and laminate flooring. There is an airing cupboard with a hot water cylinder tank and shelving.

## Kitchen/Dining/Living Room

6.29m x 4.27m max (20'7" x 14'0")

Tow double glazed windows to the rear aspect, multi fuel burner, stone hearth, wooden beam over, television aerial and laminate flooring. The kitchen area has a a range of wall and base units, wooden work surfaces, Belfast sink with a mixer tap over, integral electric oven with electric hob and extractor hood over, free standing washing machine and fridge freezer.









## Shower Room

2.16m x 1.69m (7'1" x 5'6")

Obscure double glazed window to the side aspect, extractor fan, tiled walls, chrome radiator and tiled flooring. There is a three piece suite comprising a shower cubicle with an electric shower over, pedestal wash hand basin and a low level WC.

## Bedroom One

3.51m x 3m (11'6" x 9'10")

Double glazed window to the front aspect, electronic wall heater, under stairs storage space, USB sockets and laminate flooring.

## Bedroom Two

3.4m x 3.16m (11'1" x 10'4")

Double glazed window to the front aspect, electronic wall heater, wooden wall board feature, fitted wardrobe and laminate flooring.



## Loft Room

6.2m max x 4.14m max (20'4" x 13'6")

Two double glazed skylight windows to the side aspect, four areas of eave storage, one is boarded and a television socket.

## Garden

25m x 8.29m (82'0" x 27'2")

Enclosed by wooden fencing surrounds with a side access gate, The end fence lifts off to allow vehicle access onto the garden, two wooden sheds, cherry tree and is laid to grass on the whole. There is also a brick built shed along the pathway measuring 2.47m x 1.26m

## Parking

Residents have an area in front of the flats for parking, with marked spacing on a first come first serve basis.



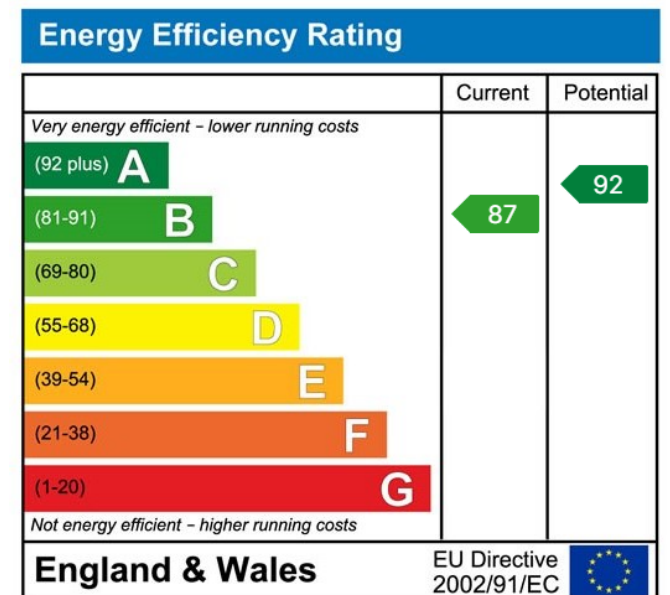
## Agents Notes

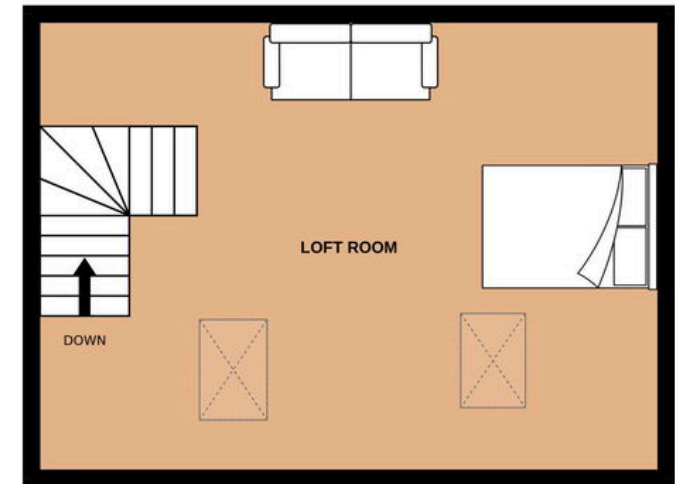
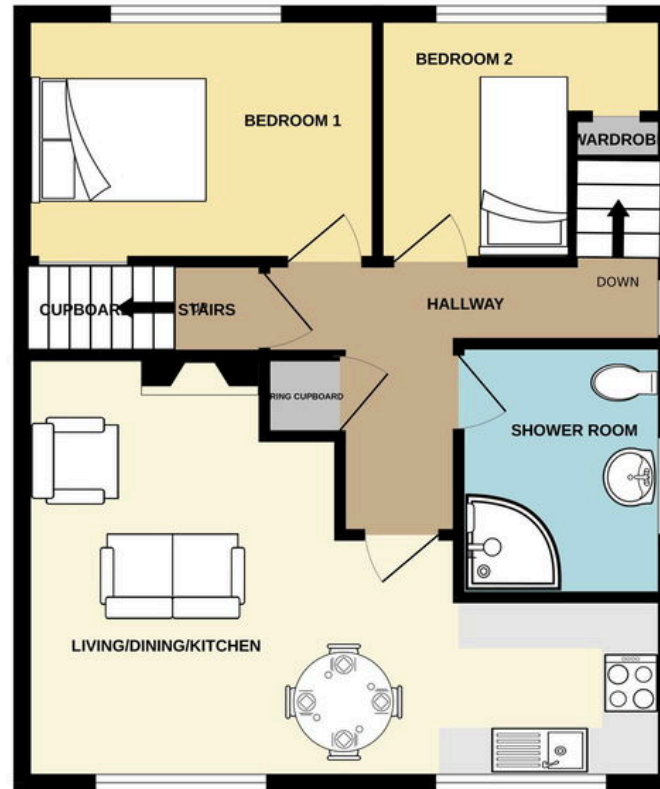
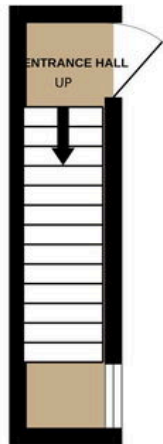
The property has a long lease of 999 years dating from 3rd February 1999 with 963 years remaining











TOTAL FLOOR AREA : 941sq.ft. (87.4 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 as to their operability or efficiency can be given.

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