

Barnard Walk, Keynsham, BS31 2NS
Offers In The Region Of £270,000



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Council Tax Band: B

Nestled in the charming area of Barnard Walk, Keynsham, this delightful terraced house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or individuals seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

While the house requires modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. The potential to transform this property into a contemporary haven is truly exciting.

The bathroom is functional, and with a little imagination, it can be updated to meet modern standards. The chain-free status of this property simplifies the buying process, making it an attractive option for those eager to move in without delay.

Keynsham is a lovely town, known for its friendly community and convenient amenities. Residents can enjoy local shops, parks, and excellent transport links to nearby cities, making it a desirable location for both work and leisure.

In summary, this terraced house on Barnard Walk is a promising opportunity for anyone looking to invest in a property with great potential. With a bit of vision and effort, this house can be transformed into a beautiful home tailored to your needs. Don't miss out on the chance to make this property your own.

Porch

4'1" x 2'7" (1.27 x 0.80)
uPVC double glazed front door.

Hall

11'5" x 4'1" (3.48 x 1.27)
Double cupboard. Radiator.

Lounge

11'7" max x 14'9" (3.55 max x 4.5)
Large uPVC double glazed window. Electric fire.
Radiator. TV point.

Dining Room

11'8" x 7'10" (3.58 x 2.41)
uPVC double glazed windows. Radiator.

Kitchen

8'3" x 11'6" (2.53 x 3.52)
uPVC double glazed windows. Wall and floor
mounted storage units. Stainless steel sink and
drainer. Gas point for cooker.

Utility

5'7" x 4'5" (1.71 x 1.36)
uPVC double glazed door to rear garden.

Store Room

7'6" x 5'6" (2.3 x 1.69)
Great storage area with potential to convert into
office space or play room.

Landing

Two large storage cupboards, one of which houses
the gas boiler. Loft access hatch.

Bedroom 1

11'8" x 10'11" (3.56 x 3.34)
To the front of the property. uPVC double glazed
windows. Radiator. Storage cupboard.

Bedroom 2

10'7" x 8'5" (3.23 x 2.57)
To the rear of the property. uPVC double glazed
windows. Radiator. Storage cupboard.

Bedroom 3

7'11" x 7'10" (2.42 x 2.41)
uPVC double glazed windows. Radiator.

Shower Room

5'7" x 5'0" (1.72 x 1.53)
Frosted uPVC double glazed windows. Walk in
shower. Basin on pedestal. Tile walls.

WC

5'2" x 2'11" (1.6 x 0.90)
Frosted uPVC double glazed window. Low level WC.

Rear Garden

Laid to patio with flower beds. Rear access gate.

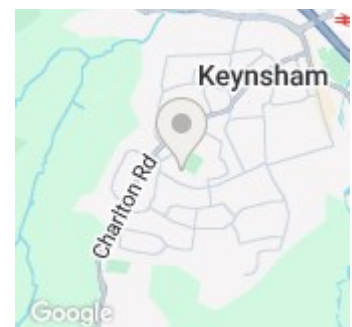
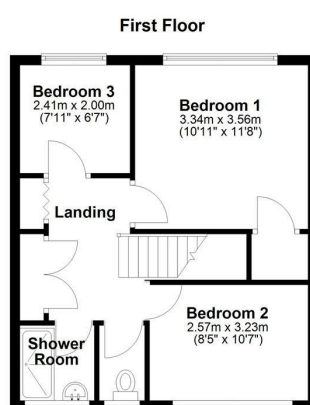
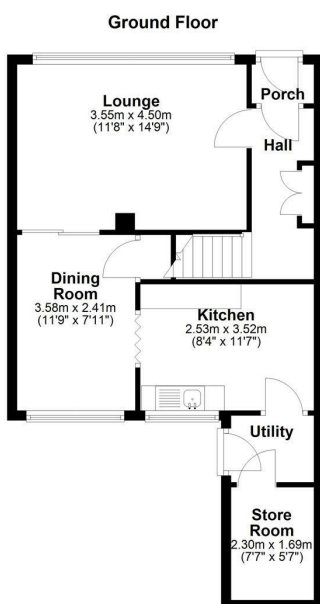
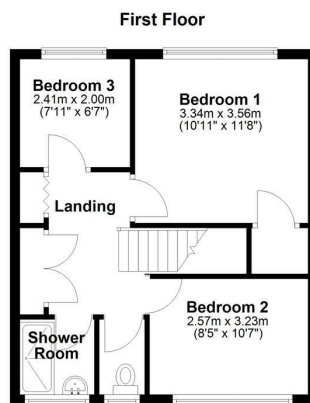
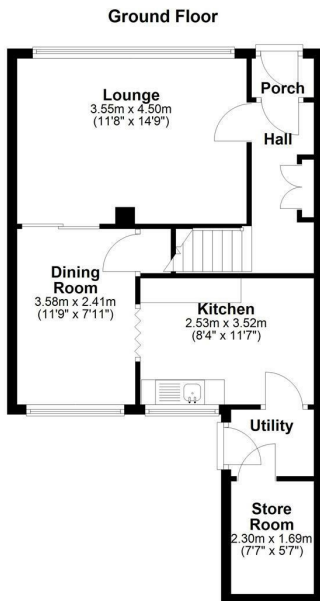
View

Open playing fields to the front of the property.









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