



13 Orwell Drive, Bristol, BS31 1QB
Offers In The Region Of £550,000

****IN NEED OF SLIGHT MODERNISATION**** An extended bay fronted FOUR/FIVE BEDROOM BAY FRONTED SEMI DETACHED property situated within easy walking distance of local amenities and the well regarded Wellsway School. The property benefits from a rear ground floor extension offering good flexible living accommodation, uPVC double glazing, gas fired central heating, a south facing rear garden and a driveway providing off street parking. An internal inspection is highly recommended to fully appreciate what is on offer.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via obscured uPVC double glazed front door with slim side panel into

Covered Porch

Further door with slight step up into

Hallway



Stairs rising to first floor landing, tiled flooring, single radiator, understairs storage cupboard, cupboard housing pressurised hot water tank, doors to

Bedroom Five/Study

17'5" x 7'3" (5.31 x 2.23)



Obscured uPVC double glazed window to front aspect, single radiator, inset spots.

Sitting Room

20'0" x 11'2" (6.11 x 3.41)



uPVC double glazed feature bay window to front aspect, 2 single radiators, alcove shelving, further storage cupboard.

Open Plan Kitchen/Dining Room

26'1" x 14'11" (7.97 x 4.56)



uPVC double glazed French doors giving access to the patio and rear garden, uPVC double glazed windows to rear aspect, tiled flooring, single radiator, a range of mainly floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splashbacks, 4 ring gas hob with oven beneath and extractor over, integrated fridge freezer, full sized dishwasher and washing machine, central island with further drawers and cupboards, door with slight step down into

Rear Lobby

Obscured uPVC double glazed pedestrian door giving access to side aspect, wall mounted gas boiler, space for hanging clothes, shelving, door to

Downstairs Shower Room



Suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, corner shower cubicle with sliding glazed doors and mains shower over, fully tiled, tiled flooring, extractor, inset spots, chrome heated towel rail.

First Floor Landing

Access to loft space, doors to

Master Bedroom

13'5" x 11'1" (4.09 x 3.40)



uPVC double glazed feature bay window to front aspect, single radiator.

Bedroom Two

11'6" x 11'2" (3.53 x 3.42)



uPVC double glazed window to rear aspect, single radiator, door to

En Suite Shower Room

7'1" x 5'4" (2.16 x 1.65)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer taps over and storage beneath, corner shower cubicle with sliding glazed doors and mains shower over, fully tiled, tiled flooring, inset spots, extractor, chrome heated towel rail.

Bedroom Three

13'6" x 7'3" (4.14 x 2.23)



uPVC double glazed window to front aspect, single radiator.

Bedroom Four

7'10" x 6'2" (2.41 x 1.89)



uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard.

Bathroom

8'9" x 6'3" (2.67 x 1.91)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, panelled bath with shower attachment over, chrome heated towel rail, pedestal wash hand basin with mixer taps over, tiled flooring, fully tiled, inset spots, extractor, chrome heated towel rail.

Outside



The front of the property has a driveway providing off street parking for a couple of vehicles, the remainder is laid mainly to lawn. The rear garden has a patio area immediately adjacent to the rear of the property ideal for garden furniture, steps lead up to the remainder of the garden which is laid mainly to a level lawn. A wooden shed is also included in the sale. The rear garden is enclosed mainly by wooden fencing with concrete posts and gravel boards.

Directions

Sat Nav BS31 1QB

Floor Plan



Total area: approx. 140.6 sq. metres (1513.6 sq. feet)
13 Orwell Drive, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.