



105 Bath Road, Bristol, BS31 1SR

Offers Over £530,000

A FOUR BEDROOM DETACHED PROPERTY located within the well regarded Wellsway School catchment area and is close to local amenities including waitrose super market. This ideal family home is presented to a good standard throughout and benefits from being situated on a generous plot along with gas fired central heating, double glazing, single garage with driveway, a downstairs wet room and mature gardens. An internal inspection is highly recommended.

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.

Double glazed front door with obscured uPVC double glazed side panels into

Hallway



Stairs rising to first floor landing, 2 small double radiators, coving, wood effect flooring, obscured uPVC double glazed pedestrian door to rear garden, uPVC double glazed door to garage, doors to

Downstairs W/C/Wet Room

11'9" x 5'6" (3.60 x 1.70)



Obscured uPVC double glazed windows to rear aspect, suite comprising low level w/c, corner wash hand basin with chrome mixer taps over and storage beneath, shaver point, wet room area with wall mounted Mira electric shower with central floor drain, chrome heated towel rail, fully tiled, electric wall mounted heaters, extractor.

Sitting Room

20'11" x 11'9" (6.40 x 3.60)



uPVC double glazed picture window to front aspect, uPVC double glazed window to side aspect, 2 single

radiators, coving, feature gas fire with granite hearth, double multi glazed doors with fixed side panels to

Dining Room

14'5" x 9'6" (4.40 x 2.90)



uPVC double glazed windows to both rear and side aspects, large single radiator, coving, door to

Kitchen

11'1" x 10'9" (3.40 x 3.30)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, 1 1/2 bowl stainless steel sink drainer unit with mixer taps over, tiled splashbacks, space and plumbing for tumble drier and washing machine, space for electric oven and hob with fitted extractor hood over, space for freestanding fridge freezer, doors to storage cupboard with shelving, coving.

Garage

11'1" x 8'6" (3.40 x 2.60)

Metal up and over door, power and light is connected.

First Floor Landing

Access to loft space, drop down ladder, doors to

Master Bedroom

12'1" x 11'9" (3.70 x 3.60)



uPVC double glazed windows to front aspect, single radiator, coving.

Bedroom Two

15'5" x 8'6" (4.70 x 2.60)



uPVC double glazed window to side aspect enjoying views across the garden, double radiator, coving.

Bedroom Three

11'1" x 6'10" (3.40 x 2.10)



uPVC double glazed window to rear aspect, single radiator, coving, storage cupboard housing Worcester gas combination boiler with wooden shelving for linen.

Bedroom Four

11'1" x 7'6" (3.40 x 2.30)



uPVC double glazed windows to both side and rear aspect, single radiator, fitted wardrobes with hanging rail and drawers.

Family Bathroom



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, panelled bath with hinged glazed shower screen and mains shower over, wash hand basin with storage cupboards beneath and chrome mixer tap over, tiled flooring, fully tiled, vanity mirror with light, coving, extractor, shaver point, chrome heated towel rail.

Outside

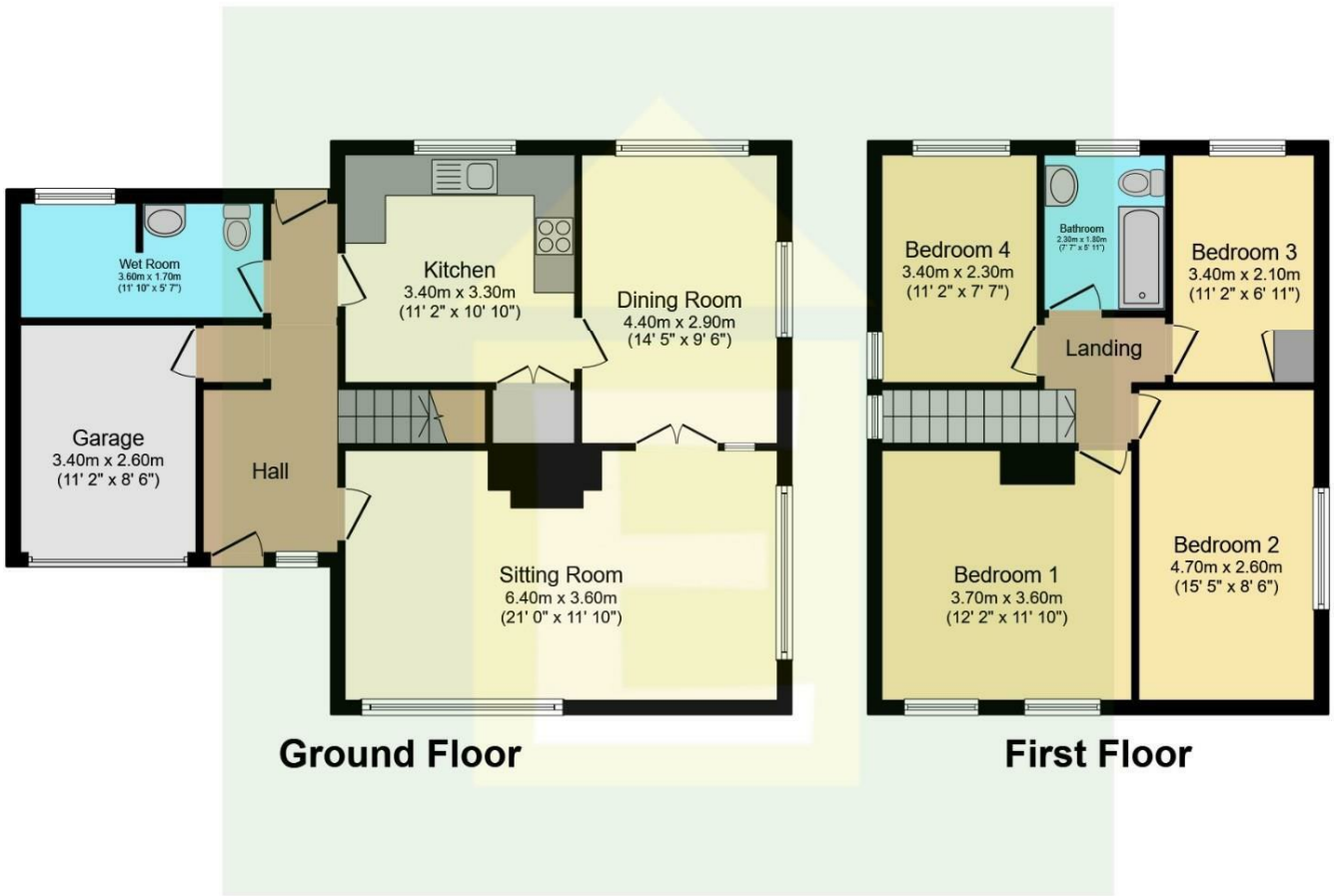


The front of the property is accessed via double wooden gates onto the generously sized block paved driveway providing off street parking for a number of vehicles and access to the garage. There are some established trees and shrubs along with mature planted borders. The side and the rear of the property is laid mainly to a generously sized lawn area with deep borders containing established evergreen trees and deciduous trees along with spring bulbs. The rear of the property has a good sized patio area ideal for garden furniture and entertaining, there is a further gravel area and garden shed which is included in the sale along with further spring bulbs and shrubs. The boundary of the property is mainly wooden featheredge fencing.

Directions

Sat Nav BS31 1SR

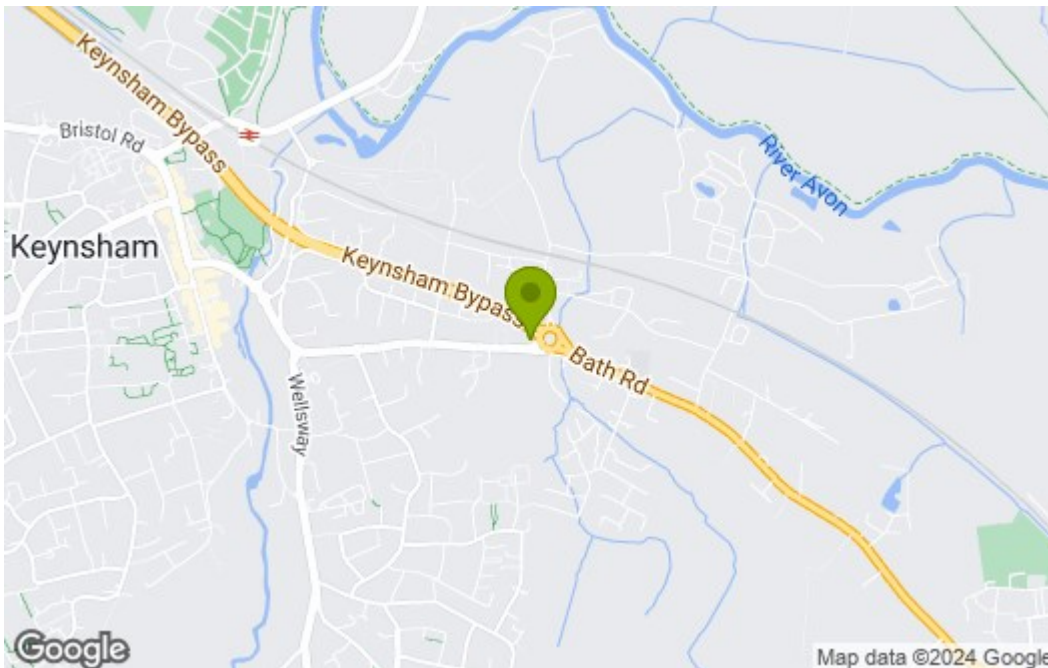
Floor Plan



Total floor area 128.6 m² (1,385 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

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

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