



56 Waveney Road, Bristol, BS31 1RU

Offers Over £410,000

Situated in the well regarded Wellsway school catchment area is this attractive 3 bedroom semi-detached property. Waveney Road is within easy walking distance of Wellsway school and Chandag Primary making this an ideal family home. This well-presented property benefits from a south facing rear garden, double glazing, gas fired central heating, off street parking and a single garage. 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. The property is within easy walking distance to Keynsham High Street offering a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via uPVC obscured door to

Porch

4'10" x 5'1" (1.49 x 1.57)

uPVC double glazed obscured window to front aspect, fitted storage cupboard, hanging space for coats, further door to

Hallway

13'2" x 5'1" (4.02 x 1.57)

Stairs rising to first floor landing, single radiator, wood effect flooring, doors to

Kitchen/Breakfast Room

15'1" x 10'2" (4.6 x 3.1)



uPVC double glazed window to front aspect, uPVC double glazed obscured door to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, space for cooker with extractor hood over, space for freestanding fridge freezer, understairs storage cupboard, breakfast bar with double radiator beneath.

Sitting/Dining Room

19'0" x 14'9" (5.8 x 4.5)



uPVC double glazed window to rear aspect, uPVC

double glazed door opening to rear garden, double radiator, further single radiator.

First Floor Landing

Access to loft space, storage cupboard housing Worcester combination boiler, doors to

Bedroom One

12'5" x 10'2" (3.8 x 3.1)



2 uPVC double glazed windows to front aspect, fitted wardrobes, single radiator.

Bedroom Two

13'1" x 11'9" (4m x 3.6m)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

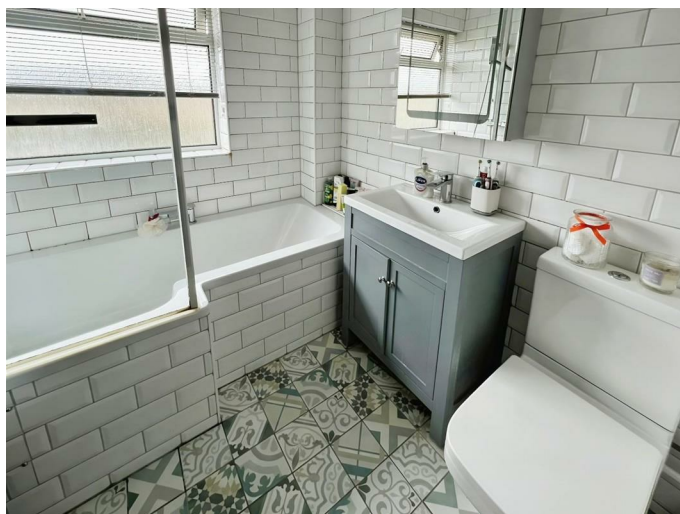
Bedroom Three

8'2" x 8'10" (2.5 x 2.7)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom



Obscured uPVC double glazed window to front aspect, suite comprising p-shaped bath with mixer taps and rainfall shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail, spot lights, fully tiled.

Outside



The front of the property has driveway providing off street parking and access to the single garage via metal up and over door, the remainder is laid mainly to lawn. The southerly facing low maintenance and well maintained rear garden has a patio area immediately adjacent to the property, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing. There is pedestrian access into the garage.

Directions

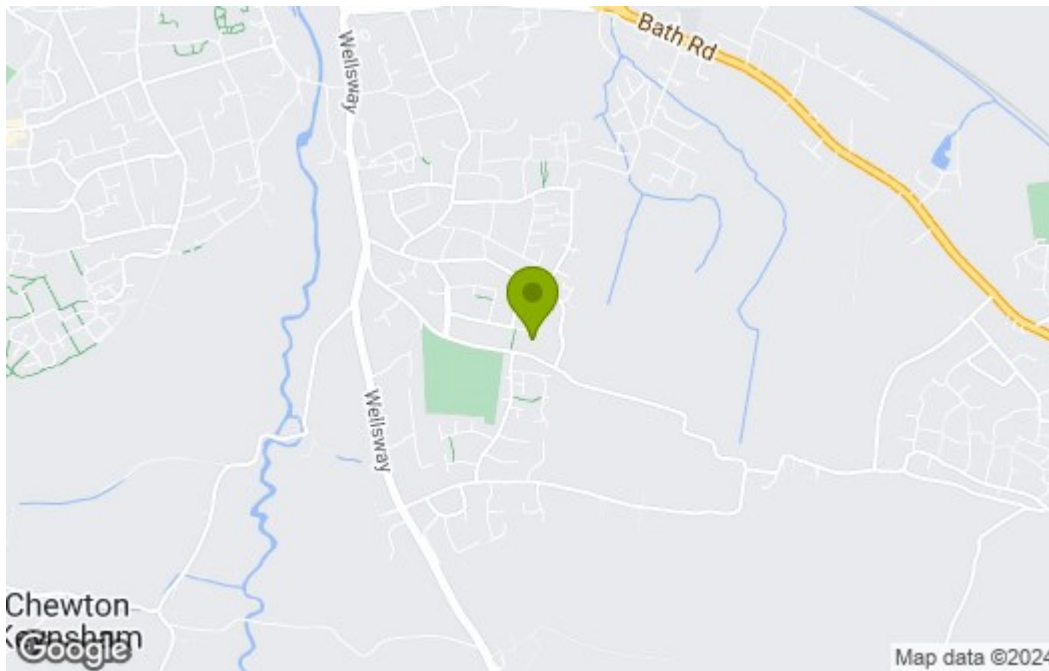
Satnav BS31 1RU

Floor Plan

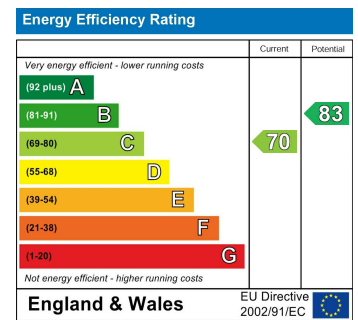


Total area: approx. 91.1 sq. metres (981.1 sq. feet)
56 Waveney rd , Keynsham, Bristol

Area Map



Energy Efficiency Graph



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