



### **Flat 33, The Hydes Back Lane, Keynsham, BS31 1DG**

**Offers Over £310,000**

**\*\*NO ONWARD SALES CHAIN\*\*** A well presented two bedroom first floor retirement apartment located in close proximity to Keynsham High Street and Memorial Park. The apartment is situated in a small development of well equipped properties and benefits from light and airy living accommodation. The development further benefits from a laundry room, communal lounge, dining area, conservatory and landscaped gardens with views towards the park.

An internal inspection is highly recommended to fully appreciate what is on offer.



Front door giving access to

### Hallway

Electric radiator, doors to two bedrooms and a shower room, doors to two storage cupboards.

### Sitting Room

13'8" x 13'1" (4.17 x 4.00)



uPVC double glazed window to front aspect, double electric radiator, door to kitchen

### Kitchen

9'6" x 8'0" (2.92 x 2.46)



uPVC double glazed window to front aspect, fitted kitchen with a range of wall and floor units and work surface over, 1 1/4 sink drainer unit with mixer taps over, integrated electric Bosch induction hob, fitted extractor hood over, integrated oven, microwave, integrated fridge/freezer, integrated slimline dishwasher.

### Shower Room

8'0" x 5'6" (2.45 x 1.70)



Shower cubicle, close coupled w/c, wash hand basin with storage beneath, heated towel rail, extractor fan.

### Master Bedroom

12'6" x 10'3" (3.83 x 3.13)



uPVC double glazed window to front aspect, double electric radiator, fitted wardrobes, door to en-suite shower room.

### En-Suite Shower Room

7'3" x 6'6" (2.21 x 2.00)



uPVC double glazed frosted window to front aspect, shower cubicle, heated towel rail, close coupled w/c, wash hand basin with mixer taps and storage beneath, extractor fan.

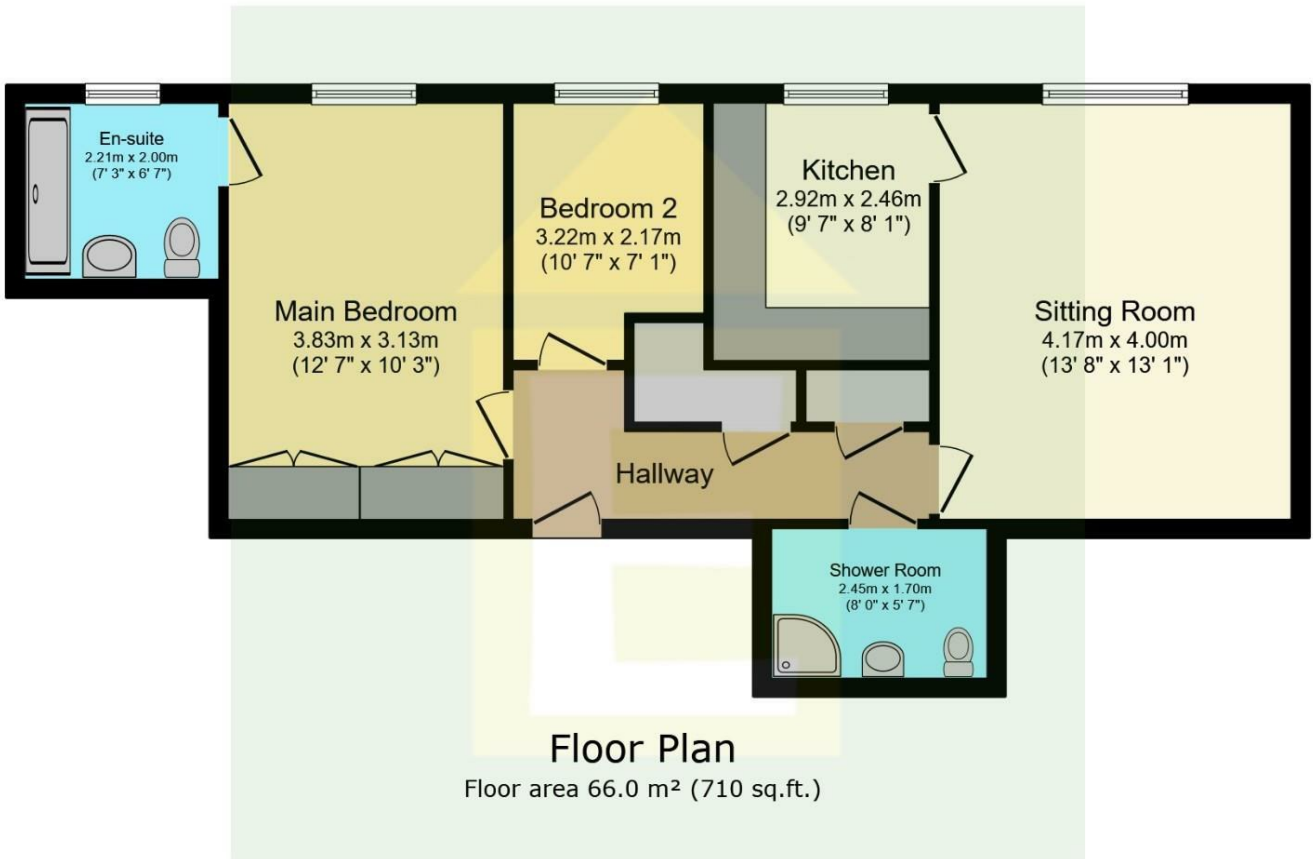
### Bedroom Two

10'6" x 7'1" (3.22 x 2.17)



uPVC double glazed window to front aspect, electric radiator.

## Floor Plan



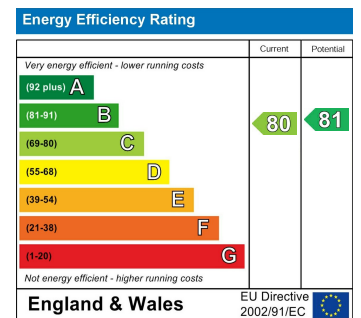
TOTAL: 66.0 m<sup>2</sup> (710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



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