



114 Chandag Road, Bristol, BS31 1QF

Offers Over £550,000

Vendor suited A beautiful 1950's three bedroom detached house within walking distance to Wellsway secondary and Chandag primary school. The property boasts a fitted kitchen and bathroom, separate utility room, garage, off street parking, gas fired central heating and UPVC double glazing throughout. An internal viewing is highly recommended to fully appreciate this lovely family home.

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.

uPVC double glazed front door giving access to porch

Porch

Further uPVC double glazed frosted door to

Hallway



Stairs rising to first floor, doors to sitting room, kitchen/breakfast room and dining room, double radiator, wooden flooring.

Dining Room

10'11" x 10'8" (3.35 x 3.26)



uPVC double glazed window to front aspect, double radiator, internal window through to kitchen.

Kitchen

11'3" x 10'8" (3.44 x 3.26)



uPVC double glazed window to rear aspect, fitted kitchen with a range of wall and floor units and work surface over, sink drainer unit with mixer taps over, integrated gas hob and double oven, extractor fan, integrated dishwasher, microwave and fridge drawers, door to utility room.

Utility Room

8'9" x 7'11" (2.69 x 2.42)



uPVC double glazed window to side aspect, uPVC double glazed frosted door to rear garden, range of wall and floor units with work surface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, door to garage, double radiator.

Downstairs w/c

uPVC frosted window to rear aspect, close coupled w/c, wall mounted wash hand basin with taps.

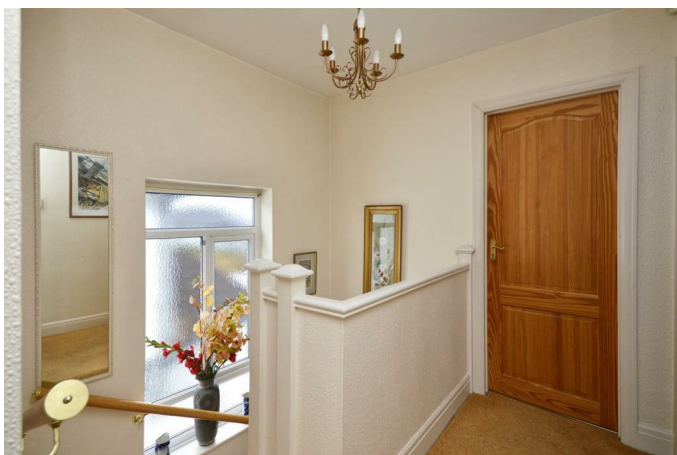
Sitting Room

18'4" x 11'11" (5.6 x 3.65)



uPVC double glazed window to front aspect, uPVC double glazed door to side aspect, two double radiators, coal effect gas fire with stone surround.

First Floor Landing



uPVC double glazed frosted window to rear aspect, loft hatch, access to three bedrooms and a bathroom, storage cupboard housing a vaillant combi boiler, single radiator.

Master bedroom

18'8" x 11'10" (5.69 x 3.61)



uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, two separate

uPVC double glazed windows to side aspect, fitted wardrobes and drawers, two separate double radiators.

Bedroom Two

14'2" x 11'4" (4.33 x 3.46)



uPVC double glazed window to front aspect, double radiator, two separate storage spaces.

Bedroom Three

10'6" x 9'7" (3.22 x 2.93)



uPVC double glazed window to front aspect, double radiator, lift is located in this bedroom.

Bathroom



Two uPVC double glazed frosted windows to rear aspect, large shower cubicle with shower attachment, close coupled w/c, wash hand basin with mixer taps, double radiator, fitted storage space throughout the bathroom, extractor fan.

Outside



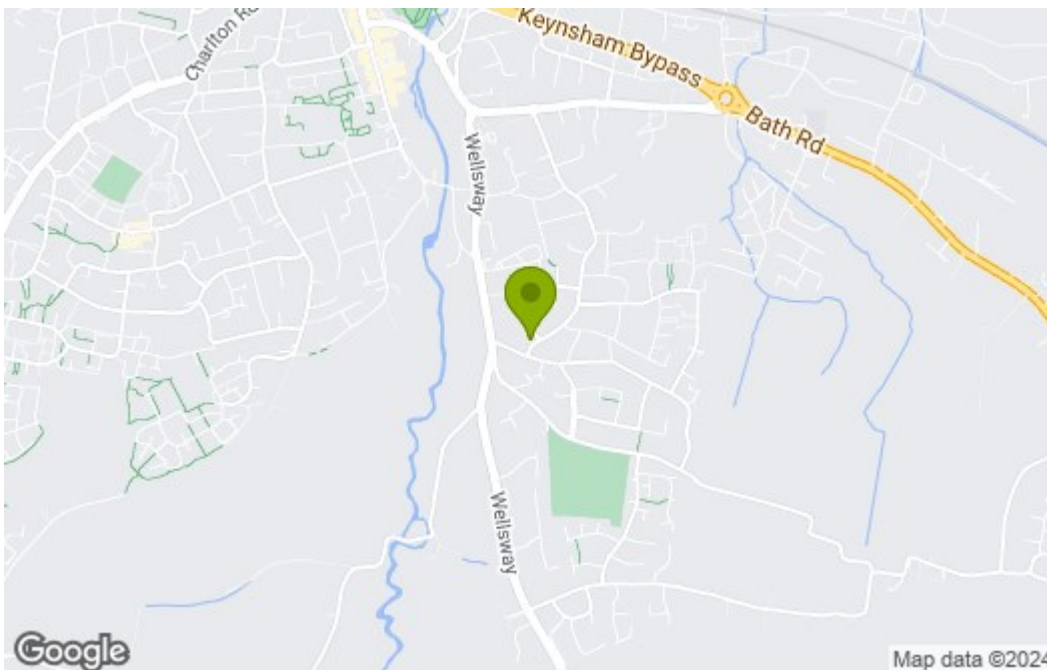
The front of the property is mainly laid to block paving and gravel with flower beds, a pathway leading to the front door and space for off street parking. The garden wraps around from the side to the rear of the property and is mainly laid to patio and gravel with fenced and walled boundaries, there is also a greenhouse and shed.

Floor Plan

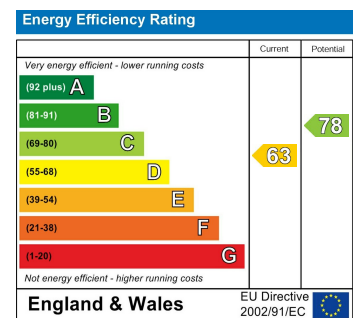


Total area: approx. 156.0 sq. metres (1678.7 sq. feet)
114 Chandag rd, Keynsham

Area Map



Energy Efficiency Graph



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