



35 Cedar Drive, Bristol, BS31 2TY
Offers In The Region Of £350,000

An immaculately presented three bedroom semi-detached property situated close to shops and amenities. This beautiful home has been tastefully decorated throughout and benefits further from a south facing rear garden, uPVC double glazing and gas fired central heating. An internal inspection 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.

Entrance via composite double glazed obscured front door to

Hallway

Stairs rising to first floor, wooden effect flooring, single paneled radiator, door to

Sitting room

15'7" x 13'3" (4.77 x 4.04)



UPVC double glazed window to front aspect, double paneled radiator, wooden effect flooring, door to

Kitchen/Dining room

11'5" x 9'3"/18'5" x 7'6" (3.50 x 2.83/5.62 x 2.29)



UPVC double glazed window to side aspect, UPVC double glazed door opening to rear garden, UPVC double glazed patio doors to rear. A recently refitted kitchen with a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, integrated cooker with gas hob, integrated fridge freezer and washing machine, two separate double paneled radiators, wooden effect flooring, spot lights, door to under stair storage cupboard

Landing

Access to three bedrooms and bathrooms, loft hatch

Master Bedroom

14'10" x 8'10" (4.54 x 2.71)



UPVC double glazed window to rear, single paneled radiator, storage cupboard housing combination boiler

Bedroom Two

9'2" x 8'10" (2.80 x 2.70)



UPVC double glazed window to front aspect, single paneled radiator

Bedroom Three

9'4" x 7'2" (2.86 x 2.20)



UPVC double glazed window rear aspect, single paneled radiator

Bathroom

7'1" x 6'1" (2.17 x 1.86)



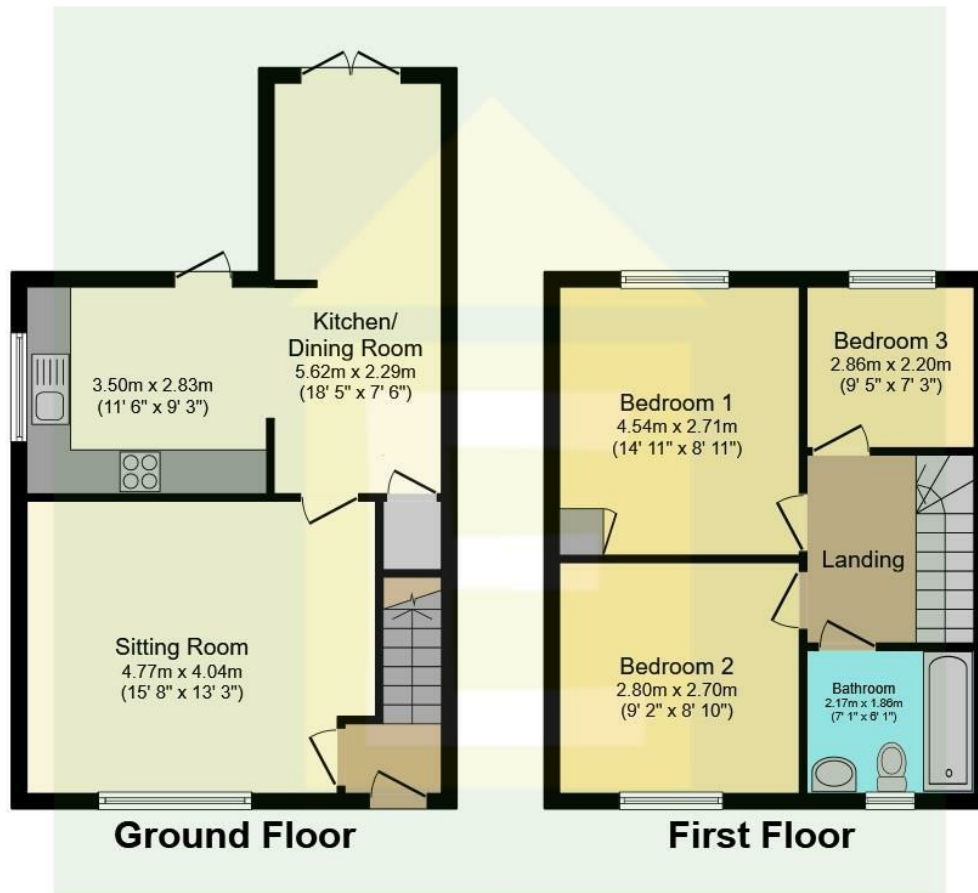
UPVC double glazed obscured window to front aspect, fitted bathroom suite with 'P' shaped bath and rainfall shower attachment over, close coupled WC, wash hand basin with mixer taps over and storage beneath, heated tower rail, fully tiled, spot lights, extractor fan

Outside



The FRONT garden is well maintained, mostly laid to lawn with pathway leading to front door. The REAR garden is SOUTH FACING with a patio area adjoining the property and remainder laid to lawn, fully enclosed by wooden fencing. A garden shed is included in the sale and a parking space nearby.

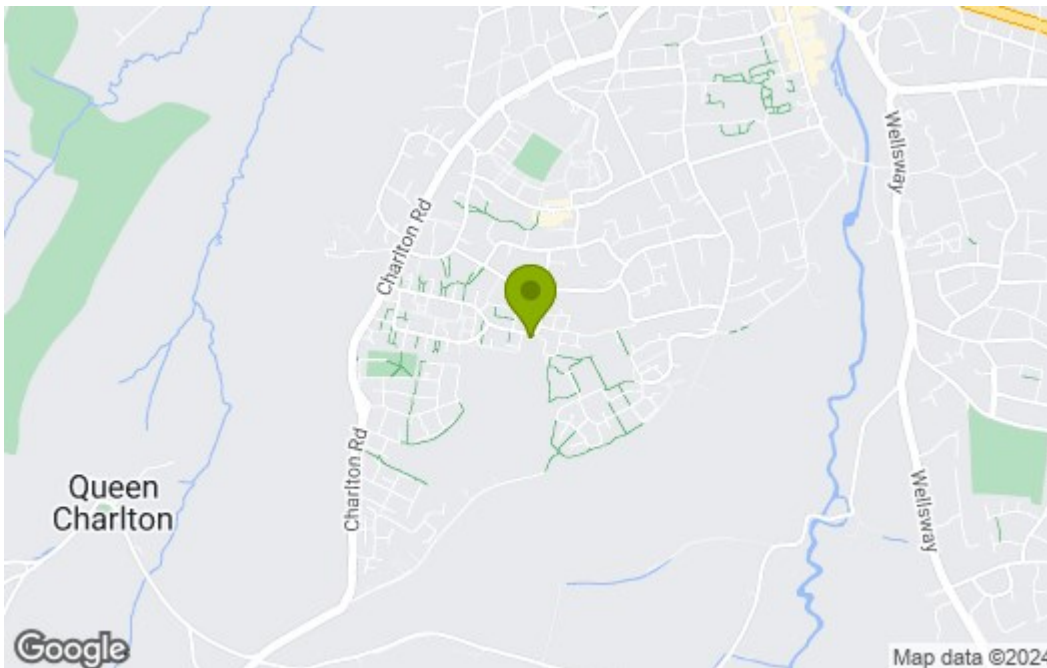
Floor Plan



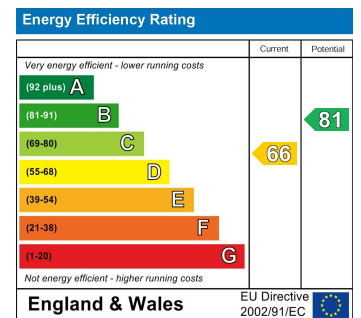
Total floor area 85.0 sq.m. (915 sq.ft.) approx

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



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.