



### **39 Albert Road, Keynsham, BS31 1AE** **Offers In The Region Of £345,000**

This quirky TWO BEDROOM SEMI DETACHED PROPERTY is a hidden gem waiting to be discovered. Boasting a southerly facing well-manicured rear garden, this property is perfect for those who enjoy a spot of gardening or simply basking in the sun. Conveniently located close to shops and amenities, this property offers both the tranquillity of a residential area and the practicality of urban living. This charming cottage benefits from uPVC double glazing and gas fired central heating and is the perfect blend of character and comfort. Don't miss the opportunity to make this delightful property your new home sweet 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.

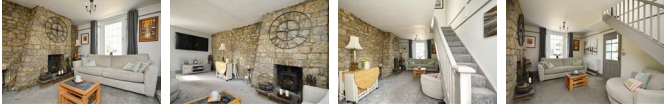
Entrance via front door into

### Porch

Wood effect flooring, uPVC double glazed windows to front and side aspects, shoe storage cupboard, folding doors to cupboard with space and plumbing for washing machine and obscured uPVC double glazed window to rear aspect, door to

### Sitting Room

10'10" x 6'6" (3.31 x 2.00)



uPVC double glazed window to front aspect, stairs rising to first floor landing, 2 double radiators, feature log burner with exposed stone surround, opening to kitchen, door to

### Inner Hallway

Folding doors to storage area with shelving, door to

### Shower Room

10'3" x 6'6" (3.14 x 2.00)



Obscured uPVC double glazed window to rear aspect, fully tiled shower cubicle with shower attachment over, close coupled w/c, wash hand basin with mixer taps over and storage beneath, fitted shelving, heated towel rail.

### Kitchen



uPVC double glazed window to rear aspect, uPVC double glazed door to side aspect giving access to the rear garden, a range of wall and floor units with worksurface over, Belfast style sink with mixer taps over, integrated dishwasher, double oven and gas hob with extractor hood over, tiled flooring, space for fridge freezer.

### First Floor Landing

uPVC double glazed window to side aspect, doors to

### Main Bedroom

13'1" x 10'7" (4.01 x 3.24)



uPVC double glazed window to rear aspect, single radiator, storage cupboard housing Worcester combination boiler.

## Bedroom Two

10'7" x 5'11" (3.25 x 1.82)



uPVC double glazed window to front aspect, single radiator, access to loft space.

## Outside

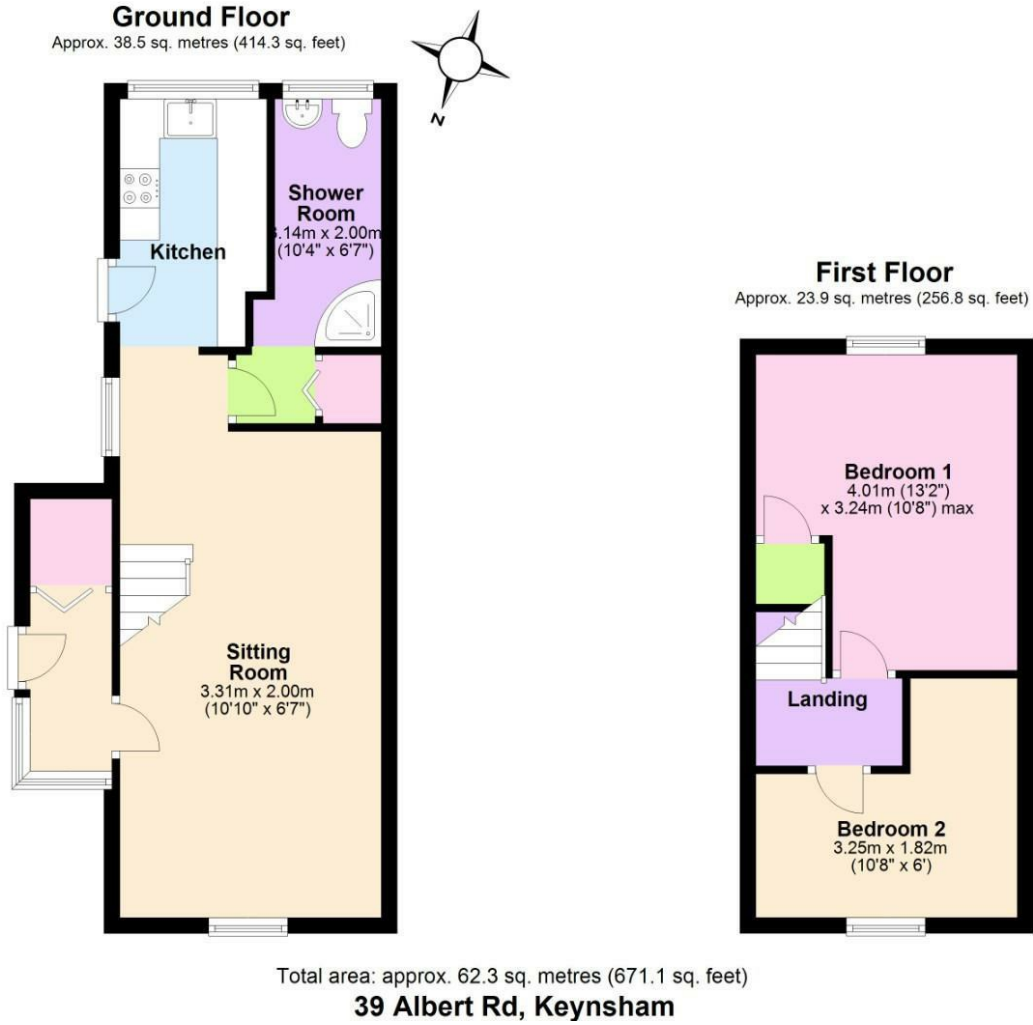


The southerly facing rear garden is well manicured with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a selection of plants and shrubs. A garden shed is included in the sale. The rear garden is fully enclosed by wooden fencing with a pedestrian gate to the side giving access to the front. The front of the property is laid to gravel providing off street parking.

## Directions

Sat Nav BS31 1AE

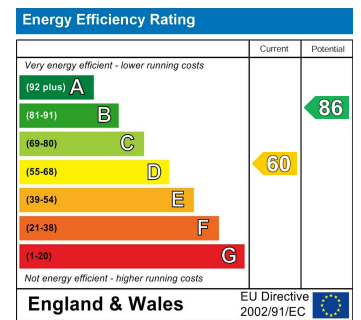
## Floor Plan



## Area Map



## Energy Efficiency Graph



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