



72B St. Clements Road, Keynsham, BS31 1BA

Offers Over £200,000

A well presented purpose built one bedroom first floor apartment enjoying a pleasant location with superb views over the valley towards the Wellsway side of Keynsham. This property is ideal for those looking to downsize, first time buyers and investors and offers convenient access to Keynsham Town centre and is also within a short walk to Keynsham medical centre. The property also benefits from uPVC double glazing, gas fired central heating and a rear garden. An internal inspection is highly recommended.

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 obscured uPVC double glazed front door giving direct access into the

Hallway

Stairs leading to first floor, uPVC double glazed window to side aspect, radiator, opening into

Living Room

16'10" x 9'9" (5.14 x 2.98)



uPVC double glazed window to front aspect, double radiator, coving, inset spots, Kraus wood effect flooring, access to loft space, storage cupboard with wooden shelving.

Bathroom

6'6" x 6'3" (2.00 x 1.93)



Obscured uPVC double glazed window to front aspect, A recently refitted suite comprising concealed cistern w/c, contemporary wash hand basin with mixer tap over and storage beneath, panelled bath with hinged glazed shower screen and mains shower over, wood effect flooring, wall mounted chrome heated towel rail, extractor, inset spots.

Kitchen/Breakfast Room

10'3" x 9'4" (3.13 x 2.87)



uPVC double glazed window to rear aspect, a range of mainly floor units with roll edge work surfaces over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splashbacks, 4 ring electric hob with electric oven and grill beneath, stainless steel splashback with extractor hood over, space for freestanding fridge freezer, wood effect flooring, inset spots, storage cupboard housing Glow Worm gas boiler with wooden shelving and space and plumbing for automatic washer/drier.

Bedroom

9'10" x 12'7" (3.02 x 3.86)



uPVC double glazed window to rear aspect, double radiator, coving, space for freestanding wardrobe and drawers.

Outside



The front of the property has a pathway leading to the front door located at the side of the property, with a border planted with herbaceous perennials and shrubs. The rear garden has an area of artificial lawn for ease of maintenance, the remainder is laid to plum slate with a small patio area and raised railway sleeper border containing perennials and annuals. The rear garden is enclosed mainly by wooden featheredge fencing. There is also an outside brick built shed.

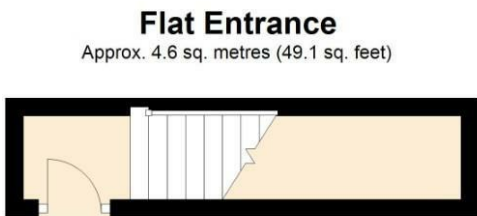
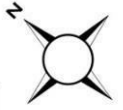
Directions

Sat Nav BS31 1BA

Floor Plan

Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Flat Entrance

Approx. 4.6 sq. metres (49.1 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 sq. feet)

72b St clements Road , Keynsham, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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