



**216 Charlton Road, Bristol, BS31 2LQ**  
**Offers In The Region Of £279,950**

**\*\*IN NEED OF MODERNISATION\*\*** A three bedroom mid terraced property situated close to Keynsham High Street. This ideal family home benefits from uPVC double glazing, warm air heating, a garage located in a block nearby and a well maintained enclosed 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 double glazed obscured door into

### Porch

Glass door into

### Hallway

13'10" x 6'0" (4.24 x 1.84)



Stairs rising to first floor landing, understairs storage cupboard, further storage cupboard housing warm air heating system controls, doors to

### Sitting Room

14'11" x 9'10", 32'9" (4.57 x 3.10)



uPVC double glazed window with secondary glazing to front aspect, warm air heating vent.

### Kitchen/Dining Room

16'6" x 9'6" (5.04 x 2.91)



uPVC double glazed window to rear aspect, a range of

wall and floor units with worksurface over, 1 1/4 sink drainer unit with mixer taps over, space for cooker, space for fridge freezer, open plan into dining area - uPVC double glazed window with secondary glazing to rear aspect, warm air heating vent, door to

### Rear Porch

uPVC double glazed windows to rear and side aspects, space and plumbing for washing machine, double glazed obscured door to rear garden.

### First Floor Landing

9'1" x 6'7" (2.77 x 2.01)

Access to loft space, storage cupboard housing boiler (for hot water), doors to

### Bedroom One

12'7" x 9'6" (3.84 x 2.90)



uPVC double glazed window with secondary glazing to front aspect, fitted wardrobes with dressing table and drawers.

### Bedroom Two

11'8" x 7'3" (3.56 x 2.22)



uPVC double glazed window with secondary glazing to rear aspect, fitted wardrobes with dressing table and drawers.

### Bedroom Three

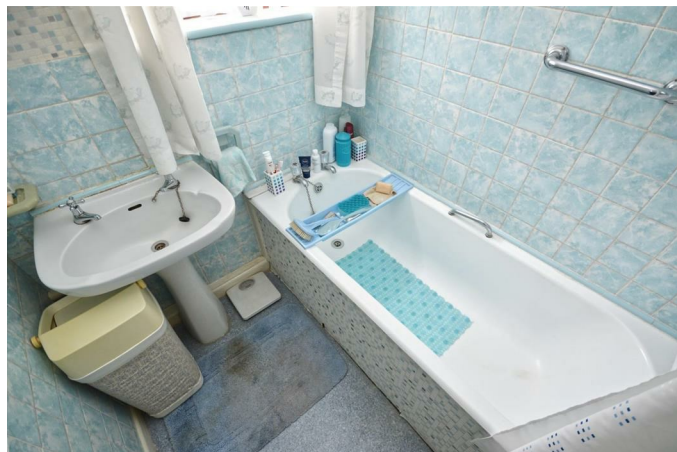
6'9" x 6'8" (2.06 x 2.05)



uPVC double glazed window with secondary glazing to front aspect, fitted storage with shelving.

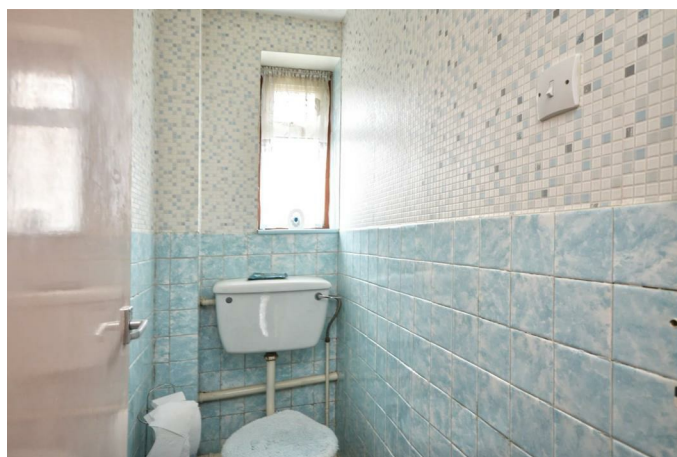
### Family Bathroom

5'7" x 5'0" (1.71 x 1.54)



uPVC obscured double glazed window to rear aspect, bath with shower attachment, pedestal wash hand basin with taps over.

### Separate W/C



uPVC obscured double glazed window to rear aspect, w/c.

### Outside



The front of the property has a small area of lawn with a pathway leading to the front door. The rear garden is laid mainly to lawn and is fully enclosed by wooden fencing with a pedestrian gate giving access to the rear. A garden shed is included in the sale.

## Garage



Located in a block nearby with metal up and over door.

## Directions

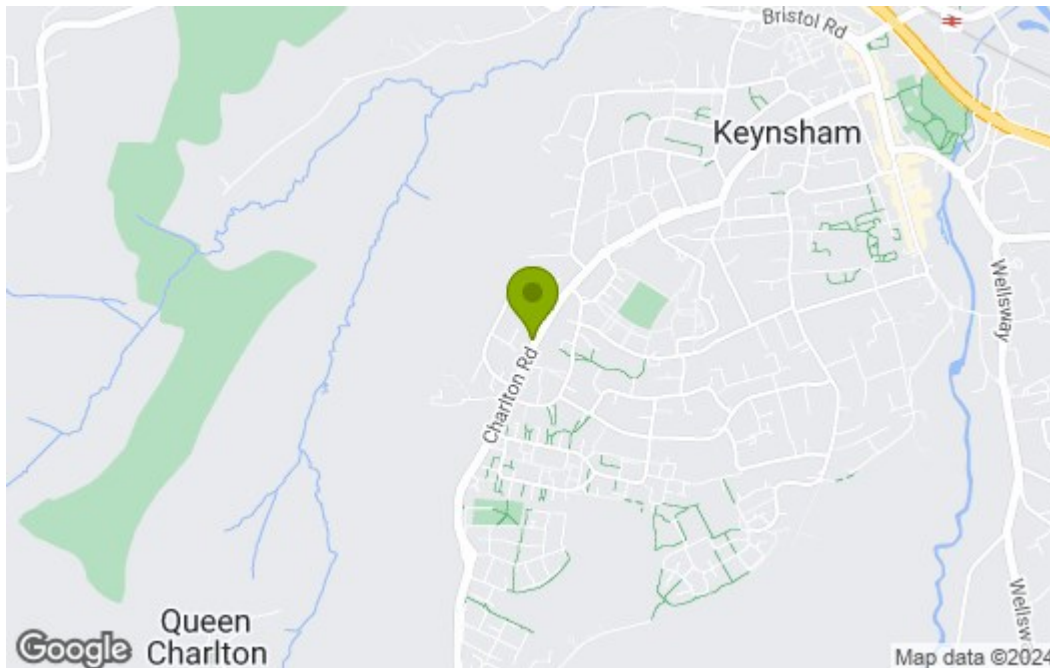
Sat Nav BS31 2LQ

## Floor Plan

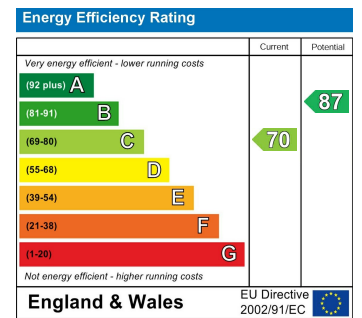


Total area: approx. 78.7 sq. metres (847.0 sq. feet)

## 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.