



134 Park Road, Bristol, BS31 1AR
Offers In The Region Of £297,000

NO ONWARD SALES CHAIN A THREE BEDROOM mid terrace property situated in a popular location close to local shops and amenities. This ideal family/starter home benefits from gas fired central heating, double glazing, an enclosed rear garden and off street parking for two vehicles. An internal viewing 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.

Access via uPVC double glazed front door

Hallway

11'1" x 5'8" (3.40 x 1.73)



Stairs rising to first floor, radiator, understairs storage space, tiled flooring, doors to

Utility Room

8'9" x 4'10" (2.69 x 1.49)



uPVC double glazed window to front aspect, range of wall and floor units with work surface over, sink drainer unit with mixer taps, space and plumbing for washing machine and tumble dryer, close coupled w/c, tiled flooring.

Kitchen

10'1" x 9'0" (3.08 x 2.76)



uPVC double glazed doors to rear garden, fitted wall and floor units, granite work surface, Belfast style sink with mixer taps over, integrated oven and gas hob with fitted extractor hood, space for fridge freezer, door to storage cupboard, tiled flooring, inset spots, door to

Sitting Room

20'8" x 10'7" (6.30 x 3.24)



uPVC double glazed window to front aspect, double radiator, fireplace with fitted wood burner, wood effect flooring, double internal doors into

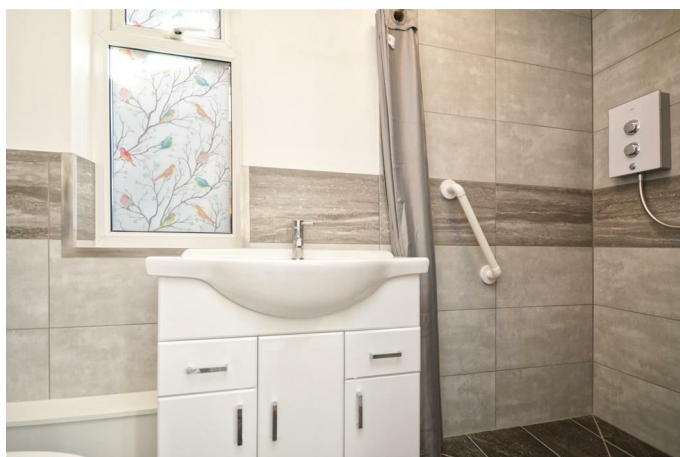
Dining Room

13'5" x 9'9" (4.09 x 2.98)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, double radiator, door to storage cupboard, single radiator, door to

Wet Room



uPVC double glazed frosted window to side aspect, shower area with rainfall shower, wash hand basin with mixer taps over and storage beneath, close coupled w/c.

First Floor Landing

Loft hatch, access to three bedrooms and bathroom.

Bedroom One

12'3" x 10'6" (3.74 x 3.22)



uPVC double glazed window to front aspect, fitted wardrobes, single radiator, door to storage cupboard.

Bedroom Two

12'0" x 10'10" (3.66 x 3.32)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

13'8" x 8'3" (4.17 x 2.52)



uPVC double glazed window to rear aspect, fitted wardrobes, storage cupboard housing a Worcester combi boiler.

Shower Room

8'2" x 7'11" (2.50 x 2.42)



uPVC frosted window to rear aspect, close coupled w/c, shower cubicle, wash hand basin with mixer taps over and storage beneath, radiator.

Outside

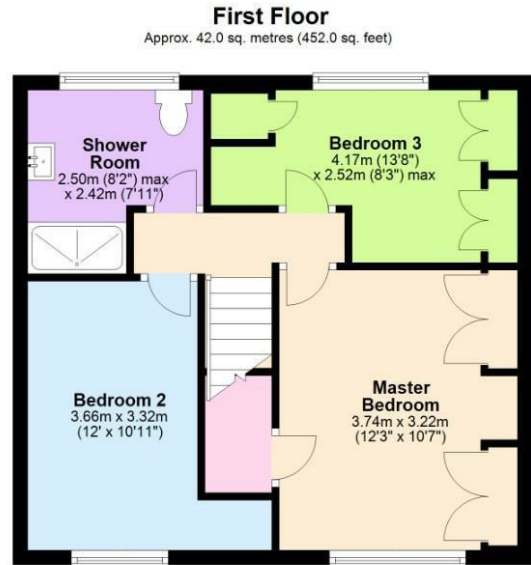
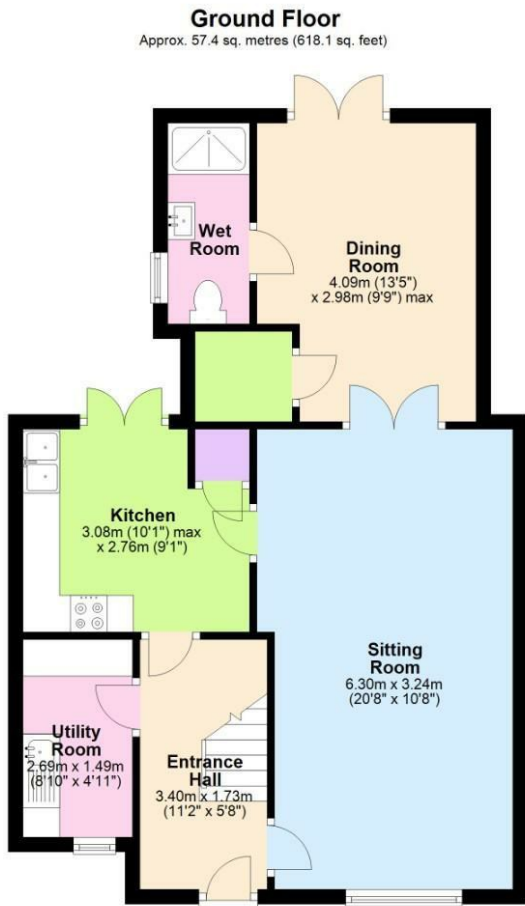


Driveway providing off street parking for 2 vehicles to the front of the property. The rear garden has a patio area immediately adjoining the property with step up to the remainder of the garden which is laid to decking and gravel and fully enclosed by wood panelled fencing.

Directions

Satnav BS31 1AR

Floor Plan



Total area: approx. 99.4 sq. metres (1070.1 sq. feet)

134 Park Rd, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(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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