



174 Charlton Road, Bristol, BS31 2LG

£325,000

This immaculate three-bedroom terraced house is a true gem waiting to be discovered. Boasting a charming outlook onto a green in a peaceful location, this property is perfect for a family looking for a cosy abode. As you step inside, you'll be greeted by a warm and inviting atmosphere in the reception room, ideal for relaxing or entertaining guests. With three bedrooms, there's ample space for a growing family or for those in need of a home office or guest room. The well-maintained low maintenance rear garden is a delightful spot for enjoying a morning coffee or hosting summer barbecues. Plus, the convenience of a single garage adds a touch of luxury to this already impressive property.

Keynsham's prime location between the vibrant cities of Bristol and Bath ensures you'll have easy access to a plethora of amenities and entertainment options. Whether you prefer shopping along Keynsham High Street, exploring the award-winning Memorial Park, or dining in local restaurants, this area has something for everyone. Families will appreciate the proximity to excellent primary and secondary schools, making the morning school run a breeze. And with good road and rail networks nearby, commuting to work or exploring the surrounding areas couldn't be more convenient.

Don't miss out on the opportunity to make this charming terraced house your new home sweet home in the heart of Keynsham.

Entrance via uPVC double glazed obscured glass door into

Porch

Wood effect flooring, uPVC double glazed obscured glass windows to side and front aspects, single radiator, uPVC double glazed door into

Hallway



Stairs rising to first floor landing, single radiator, wood effect flooring, door to

Sitting Room

14'1" x 13'8" (4.30 x 4.18)



uPVC double glazed window to front aspect, single radiator, living flame coal effect fire with granite effect surround, wood effect flooring, door to

Kitchen/Dining Room

16'11" x 9'10" (5.17 x 3.02)



uPVC double glazed windows to rear aspect, uPVC double glazed obscured glass door to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with taps over, integrated electric oven and grill, integrated gas hob with fitted extractor over, integrated slimline dishwasher, washing machine and under counter separate fridge and freezer, under unit lighting, single radiator, understairs storage cupboard, spotlights, wood effect flooring.

First Floor Landing



Access to loft space, storage cupboard with wooden shelving for linen, doors to

Master Bedroom



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, wood effect flooring.

Bedroom Two



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, wood effect flooring.

Bedroom Three



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

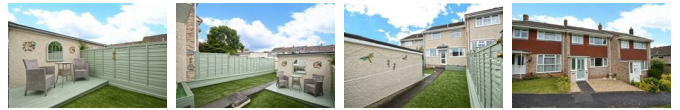
Family Bathroom

6'7" x 5'4" (2.02 x 1.64)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, heated towel rail, fully tiled, walls and flooring

Outside



The front of the property is laid mainly to gravel for ease maintenance with a pathway leading to the front door. The rear garden is laid mainly to artificial lawn for ease of maintenance with an area of decking ideal for garden furniture. The rear garden is fully enclosed by wooden fencing with a pedestrian gate giving access to the rear.

Garage



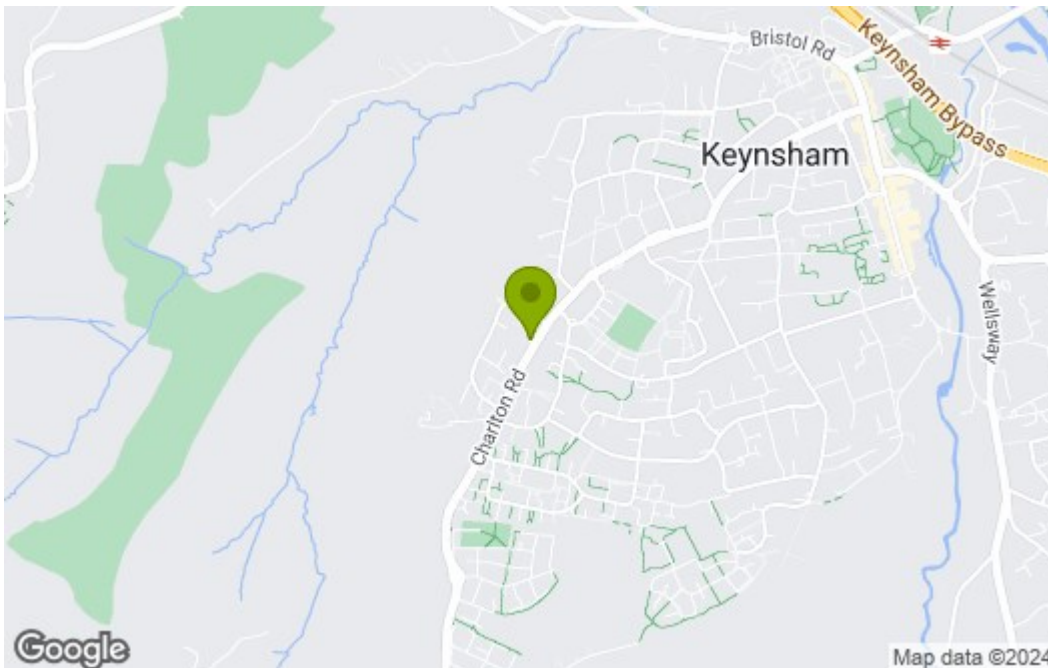
Metal up and over door, power and light is connected.

Floor Plan



Total area: approx. 90.4 sq. metres (973.0 sq. feet)
174 Charlton Rd, Keynsham

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			
(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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