



## 2 Cavendish Close, BS31 3LH

**£535,000**

Situated in Cavendish Close this charming detached house presents a wonderful opportunity for those seeking a new home. Boasting two reception rooms and four bedrooms, this property offers ample space for comfortable living. The house features a tandem garage, perfect for parking or additional storage, adding convenience to daily life. Situated within walking distance of Saltford primary school and falling within the esteemed Wellsway school catchment area, this home is ideal for families with children. With the added bonus of no onward sales chain, the process of making this house your own is made even smoother. The property is equipped with gas fired central heating and uPVC double glazing, ensuring warmth and energy efficiency. Step outside to discover the enclosed westerly facing rear garden, a tranquil space where you can relax and unwind. Whether you're looking to enjoy a peaceful evening outdoors or host gatherings with friends and family, this garden offers the perfect setting.

Saltford village itself is situated between the Cities of Bristol and Bath which both offer a variety of shopping, culture and educational facilities. The property also falls within the catchment area of the well-regarded Wellsway School in Keynsham which is approximately 3 miles away and also caters for a range of day to day requirements. The village offers a good range of local facilities including Golf Course, Doctors Surgery, Dentist, Tesco, Chemist, Barbers Shop, Hairdressers, Post Office, Library, Garage services and a popular Primary School, there is also a Waitrose store in Keynsham.

Don't miss out on the chance to make this delightful property your own and enjoy the benefits of a well-connected location and comfortable living spaces.

Entrance via front door giving direct access into

### Hallway

Stairs rising to first floor landing, single radiator, coving, doors to

### Downstairs W/C



Obscured leaded uPVC double glazed window to side aspect, low level w/c, wash hand basin with chrome mixer tap over, chrome heated towel rail, wood effect flooring.

### Kitchen

10'9" x 6'6" (3.28 x 2.00)



Leaded uPVC double glazed windows to both side and front aspects, a range of wall and floor units with worksurface over and stainless single sink drainer unit with chrome mixer taps, tiled splashbacks, wood effect flooring, single radiator, space for cooker, space for washing machine and freestanding fridge freezer, wall mounted Green Star Worcester boiler.

### Dining Room

10'2" x 8'9" (3.12 x 2.67)



Leaded uPVC double glazed window to front aspect, single radiator, coving.

### Sitting Room

18'10" x 12'5" (5.75 x 3.79)



uPVC double doors to patio and rear garden, uPVC double glazed window to rear aspect, electric fire with marble surround, hearth and mantel over, double radiator, single radiator, understairs storage cupboard, coving.

### First Floor Landing

uPVC double glazed window to side aspect, access to loft space via a hatch, storage cupboard with wooden shelving for linen and housing a hot water tank, doors to

### Master Bedroom

14'11" x 9'9" (4.57 x 2.98)



Leaded uPVC double glazed window to front aspect, single radiator, storage cupboard with a single radiator and leaded obscured uPVC double glazed window to side aspect, shelving for linen.

### Bedroom Two

10'2" x 8'9" (3.12 x 2.68)



Leaded uPVC double glazed window to front aspect, single radiator.

### Bedroom Three

9'5" x 8'6" (2.88 x 2.61)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Four

10'0" x 8'2" (3.06 x 2.51)



uPVC double glazed window to rear aspect, single radiator.

### Family Bathroom

6'8" x 6'4" (2.05 x 1.95)



Obscured leaded uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with storage cupboards beneath, panelled walk-in bath with hinged glazed shower screen and mains shower over, fully tiled, wood effect flooring, chrome heated towel rail.

### Outside



The front of the property is laid mainly to south cerney gravel for ease of maintenance with a block paved driveway to the side providing access to the tandem garage and providing off street parking. The westerly

facing rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with established clipped shrubs, a border contains some ground cover perennials and evergreen shrubs, there is also an area laid to gravel at the rear of the garage. A pedestrian gate at the front of the property gives access to the rear garden. The rear garden is enclosed by part conifer hedging and featheredge fencing with capping rail.

### **Tandem Garage**

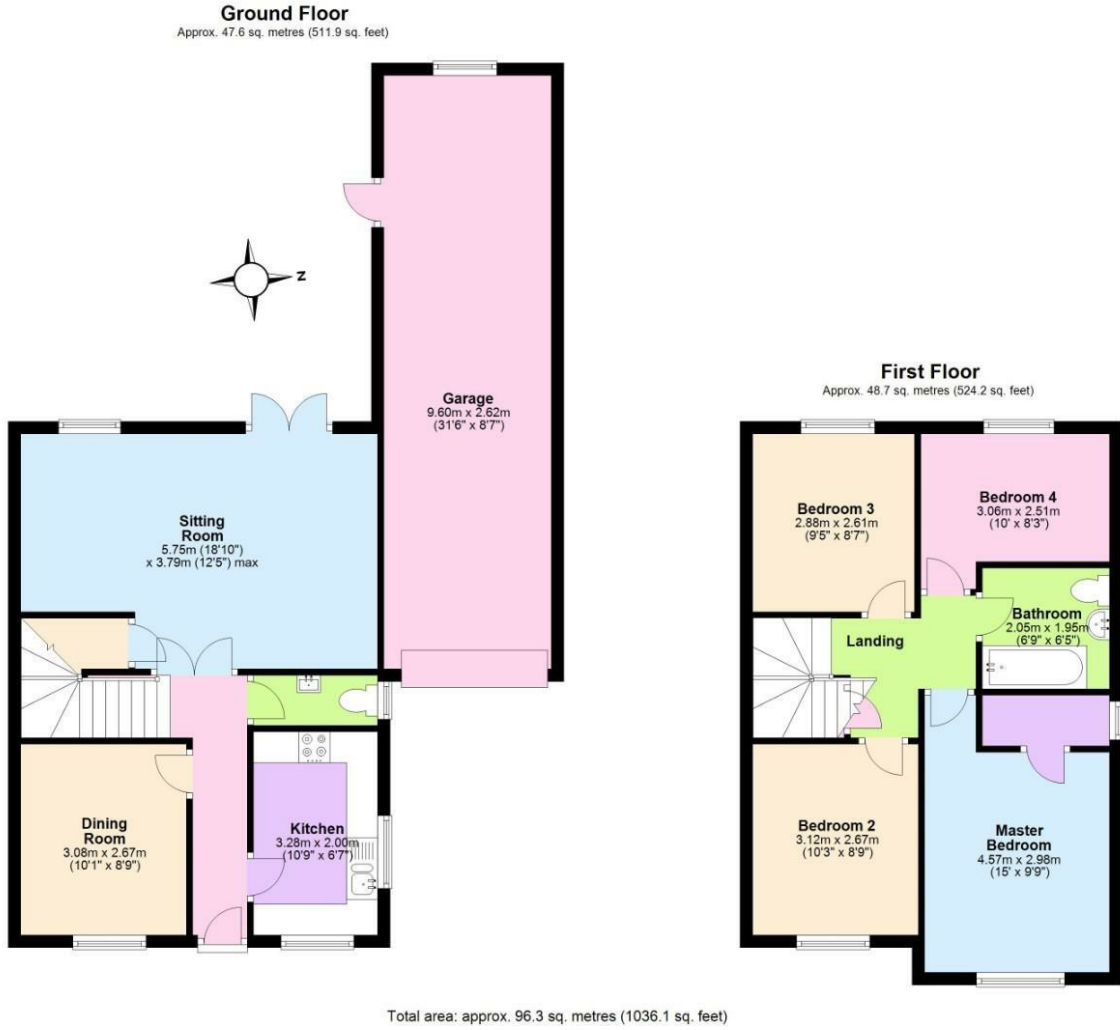
31'5" x 8'7" (9.60 x 2.62)

Metal up and over door, uPVC double glazed pedestrian door to rear garden.

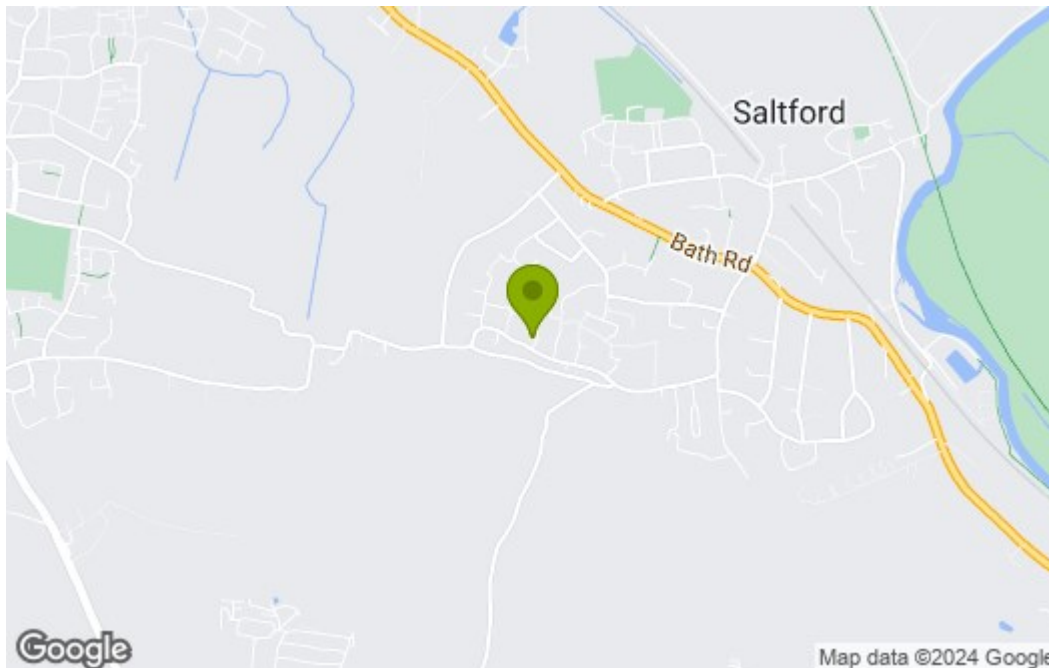
### **Directions**

Sat Nav BS31 3LH

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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