



15 Kenilworth Close, Bristol, BS31 2PB

Offers Over £290,000

Positioned in Kenilworth Close, Keynsham, this delightful terraced house is a gem waiting to be discovered. Boasting an open plan sitting/dining room, two inviting bedrooms, and a well-appointed bathroom, this property is perfect for those seeking comfort and convenience. Step inside to discover a warm and welcoming space, complete with gas fired central heating and uPVC double glazing that ensures a snug atmosphere all year round. The fitted kitchen is a chef's dream, offering ample space to whip up culinary delights, while the bathroom provides a relaxing retreat after a long day. One of the standout features of this property is the enclosed rear garden, a tranquil oasis where you can unwind and enjoy the outdoors in privacy. With parking space for two vehicles, convenience is at your doorstep in this lovely home.

Situated in the desirable location of Keynsham, you'll find yourself perfectly positioned between the vibrant cities of Bristol and Bath. Benefit from excellent road and rail connections, making commuting a breeze. Explore the charming Keynsham High Street with its array of shops, pubs, and restaurants, or take a leisurely stroll in the award-winning Memorial Park nearby. Families will appreciate the proximity to top-rated primary and secondary schools, making this property an ideal choice for those looking to settle down in a welcoming community.

Don't miss out on this fantastic opportunity to own a home with no onward sales chain in this sought-after area. Book a viewing today and make Kenilworth Close your new address in Keynsham!

Entrance via uPVC double glazed obscured door into

Hallway

10'5" x 6'2" (3.18 x 1.88)



Stairs rising to first floor landing, under stairs storage cupboard, single radiator, door to

Sitting/Dining Room

21'1" x 10'10" (6.45 x 3.31)



uPVC double glazed windows to front and rear aspects, 2 single radiators, door to

Kitchen

10'4" x 7'9" (3.17 x 2.38)



uPVC double glazed obscured door to rear aspect, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated fridge freezer, washing machine and dishwasher, integrated oven and hob with extractor over, Worcester combination boiler.

First Floor Landing



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

Master Bedroom

17'4" x 8'0" (5.29 x 2.46)



uPVC double glazed windows to front aspect, single radiator, fitted wardrobes, storage cupboard with hanging rail.

Bedroom Two

10'9" x 10'9" (3.30 x 3.28)



uPVC double glazed window to rear aspect, single radiator, storage cupboard.

Bathroom

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



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

Outside



The front of the property has a driveway providing off street parking for several vehicles. The rear garden has a patio area immediately adjacent to the property ideal

for outdoor furniture, the remainder is laid mainly to lawn. A garden shed is also included in the sale. The rear garden is fully enclosed by wooden fencing.

Floor Plan

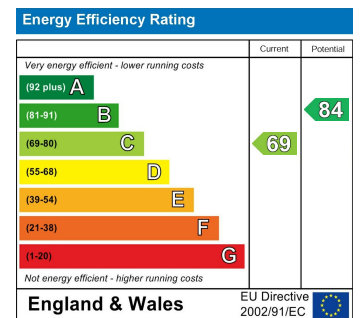


Total area: approx. 67.4 sq. metres (725.8 sq. feet)

Area Map



Energy Efficiency Graph



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