

## 264 Charlton Road, Bristol, BS31 2LL

**Offers Over £280,000**

Positioned on Charlton Road in the charming town of Keynsham, this recently refurbished three-bedroom mid-terrace house is a true gem waiting to be discovered. Boasting a brand new kitchen and bathroom, this lovely home offers a perfect blend of modern convenience and classic charm. The property benefits from a FULL REWIRE, new flooring, re-plastered and decorated throughout. It features one reception room, ideal for entertaining guests or simply relaxing with your loved ones. With a westerly facing enclosed rear garden, you can enjoy the outdoors in comfort. Convenience is key with a garage located in a nearby block. Say goodbye to the hassle of an onward sales chain, as this property is ready and waiting for you to make it your own.

Keynsham's prime location between the vibrant cities of Bristol and Bath ensures easy access to an array of amenities and attractions. The town itself is a hub of activity, with a variety of shops, pubs, and restaurants lining the bustling High Street. For nature lovers, the award-winning Memorial Park is a perfect spot to unwind and enjoy the outdoors.

Families will appreciate the excellent schools in the area, providing quality education for children of all ages. With good road and rail networks close by, commuting is a breeze for those working in either Bristol or

Entrance via front door into

### Hallway

9'10" x 8'3" (3.01 x 2.53)



Stairs rising to first floor landing, under stairs storage cupboard, single radiator, wood effect flooring, doors to

### Sitting/Dining Room

24'8" x 11'8" (7.54 x 3.58)



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

### Kitchen

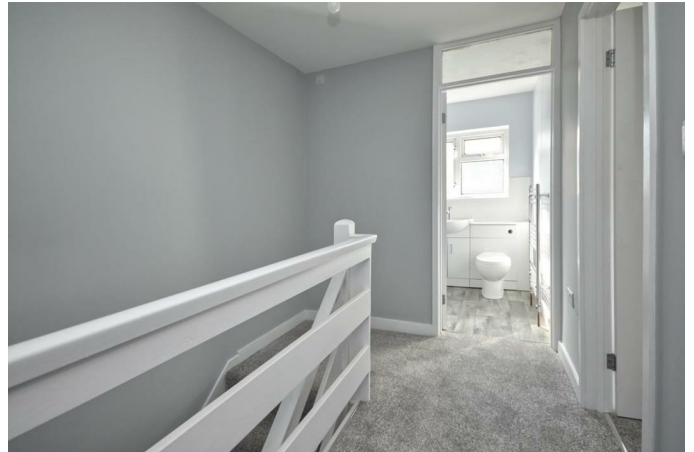
9'10" x 8'3" (3.01 x 2.53)



uPVC double glazed obscured door to rear aspect, uPVC double glazed window to rear aspect, a recently refitted kitchen comprising a range of wall and floor units with worksurface over, integrated oven, microwave and electric hob with extractor over, sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for washing machine, space for freestanding fridge freezer.

### First Floor Landing

8'11" x 5'6" (2.74 x 1.68)



Access to loft space, doors to

### Master Bedroom

13'6" x 9'5" (4.14 x 2.88)



uPVC double glazed window to front aspect, single radiator, storage cupboard housing Worcester combination boiler.

### Bedroom Two

10'8" x 9'4" (3.27 x 2.87)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

9'7" x 6'8" (2.94 x 2.05)



uPVC double glazed window to front aspect, single radiator.

### Bathroom

6'7" x 5'6" (2.02 x 1.68)



Obscured uPVC double glazed window to rear aspect, a recently refitted bathroom suite with paneled bath with shower attachment over, wash hand basin with mixer taps over and storage beneath, heated towel rail, extractor fan, wood effect flooring.

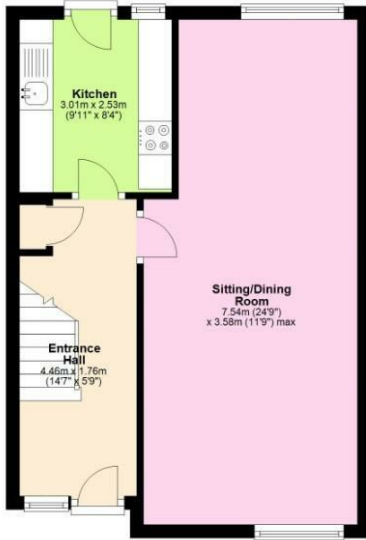
### Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door. The westerly facing rear garden has a patio area immediately adjacent to the property ideal for outside entertaining. The remainder is laid mainly to gravel for ease of maintenance with a pedestrian gate to the rear. The rear garden is fully enclosed by wooden fencing. A garage is situated in a block nearby.

## Floor Plan

**Ground Floor**  
Approx. 56.6 sq. metres (608.9 sq. feet)

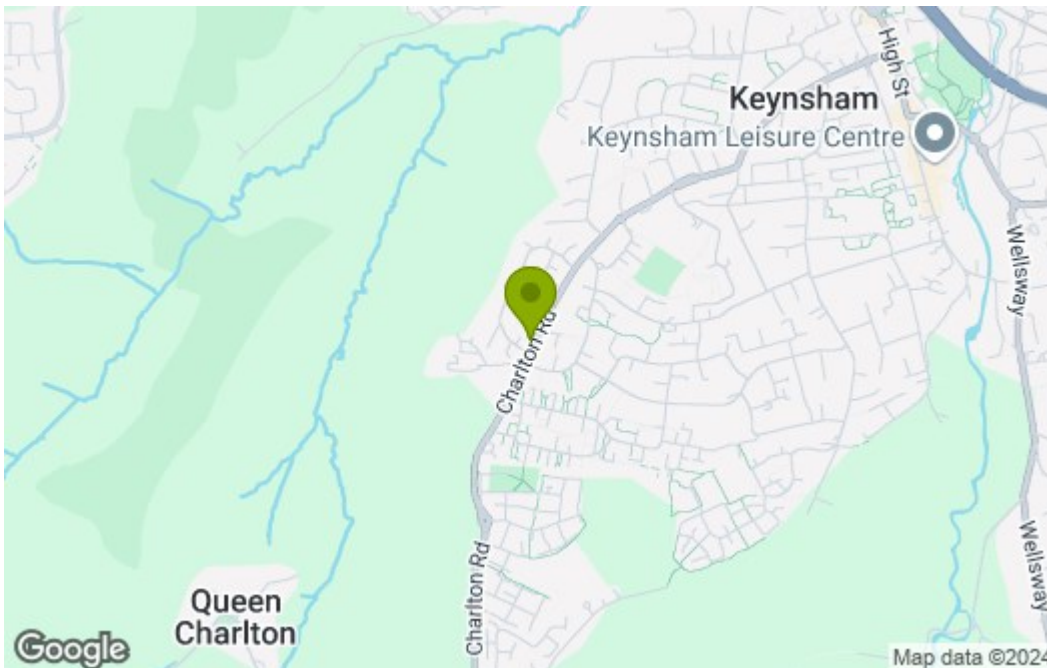


**First Floor**  
Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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