



17 Acacia Court, Bristol, BS31 2RU Offers In The Region Of £299,950

Positioned in Acacia Court of Keynsham, this delightful two-bedroom book-end bungalow is a true gem waiting to be discovered. As you step inside, you are greeted by a reception room, perfect for relaxing or entertaining guests. With uPVC double glazing and gas fired central heating, this home offers modern amenities while retaining its classic charm. One of the highlights of this property is the southerly facing low maintenance enclosed rear garden, providing a tranquil outdoor space to enjoy sunny afternoons or al fresco dining. Additionally, the single garage offers practicality and convenience for those with a car.

Situated in the picturesque town of Keynsham, residents can enjoy easy access to local shops, amenities, and the vibrant High Street offering a variety of shops, pubs, and restaurants. The town's award-winning Memorial Park is a perfect spot for leisurely strolls or family picnics.

Keynsham's prime location between the bustling cities of Bristol and Bath ensures excellent transportation links via road and rail, making commuting a breeze. Families will appreciate the proximity to top-rated primary and secondary schools, making this property an ideal choice for those looking to settle in a family-friendly neighbourhood.

Don't miss the opportunity to make this charming bungalow your new home sweet home in the heart of Keynsham.

Entrance via uPVC double glazed door into

Hallway

Tile effect flooring, single radiator, door to Sitting Room, open plan into

Kitchen



uPVC double glazed window to side aspect, uPVC double glazed obscured glass door to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space for cooker with extractor, space and plumbing for washing machine, space for freestanding fridge freezer, tiled flooring, breakfast bar area, door to

Sitting Room



uPVC double glazed feature bay window to front aspect, double radiator, further single radiator, door to

Inner Hallway

Storage cupboard, doors to

Bathroom



Obscured uPVC double glazed window to side aspect, paneled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, heated towel rail, tile effect flooring, access to loft space.

Bedroom One



uPVC double glazed window to rear aspect, double radiator, fitted wardrobes.

Bedroom Two/Dining Room



uPVC double glazed double patio doors opening to rear garden, double radiator.

Outside

The front of the property is laid mainly to lawn with a pathway leading to the front door. There is a further area of gravel for ease of maintenance. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. The rear garden is fully enclosed by fencing with a pedestrian gate to the side. A pedestrian door leads into the back of the garage.

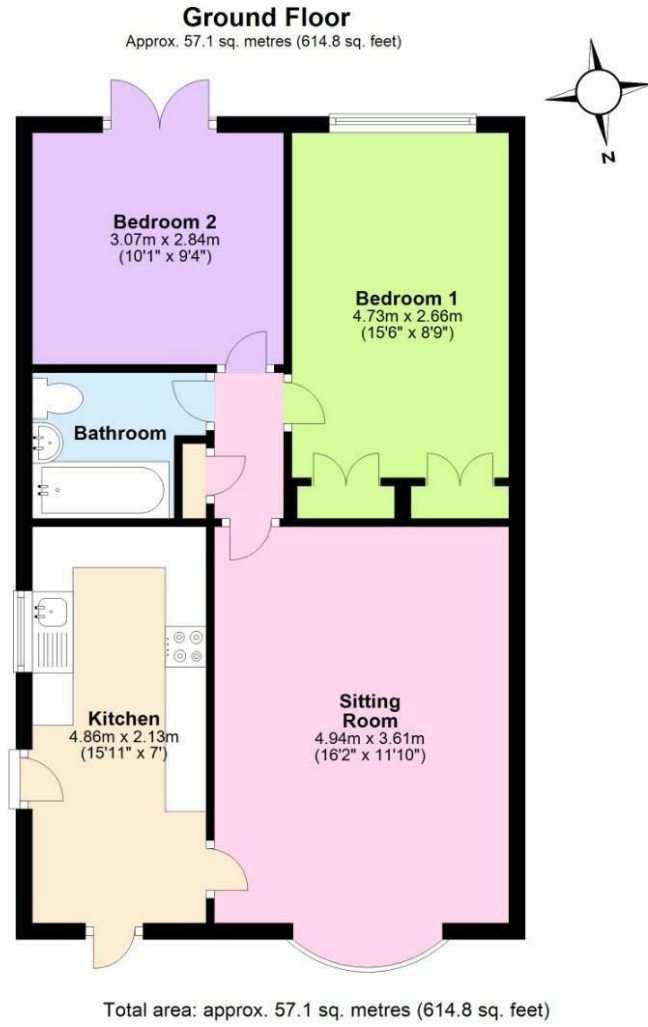
Garage

Metal up and over door, power and light connected

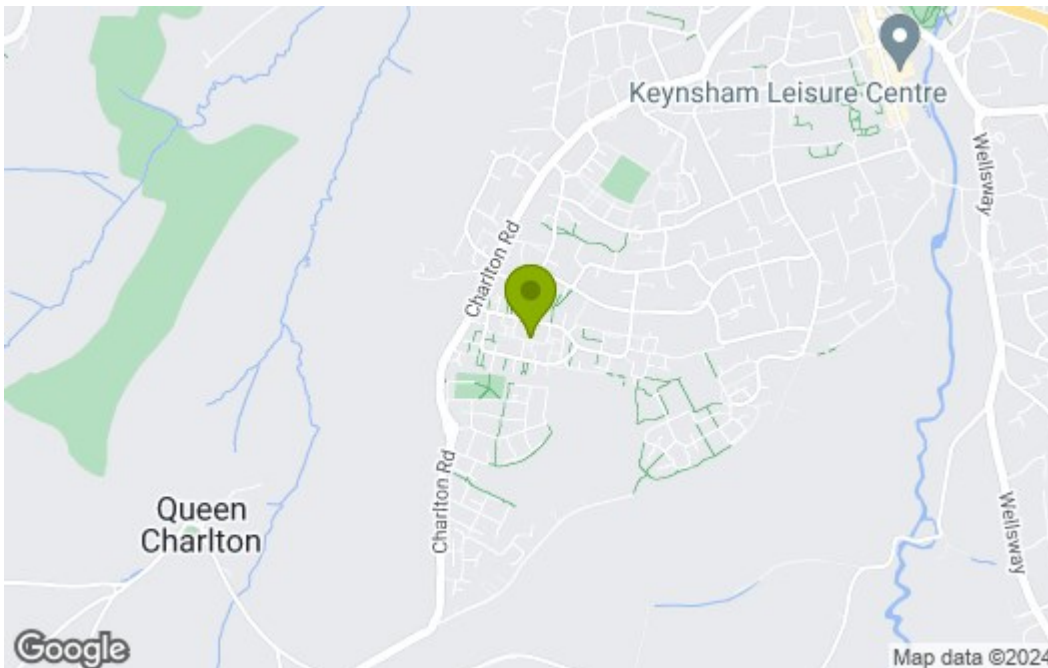
Directions

Sat Nav BS31 2RU

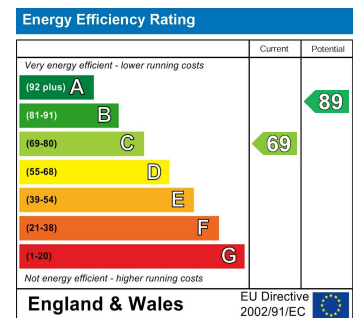
Floor Plan



Area Map



Energy Efficiency Graph



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