

## 5 Holmoak Road, Bristol, BS31 2RN Offers In The Region Of £320,000

Positioned in Holmoak Road, Keynsham, this delightful terraced house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a modern bathroom, this property offers a comfortable and inviting living space for you and your family. Step inside to find an immaculately presented interior, complete with a fitted kitchen and bathroom that exude both style and functionality. With the added convenience of gas fired central heating and a downstairs w/c, this home is designed for modern living.

One of the highlights of this property is the sun room/utility area, perfect for enjoying a cup of tea on a sunny morning or for pursuing your hobbies in a bright and airy space. Parking will never be an issue with ample off street parking and a garage located in a nearby block. The outdoor space is just as impressive, with a well-maintained low maintenance enclosed rear garden, ideal for relaxing or entertaining guests on warm summer days.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Book a viewing today and start envisioning your life in this wonderful property on Holmoak Road.

Entrance via composite double glazed obscured door into

### Hallway



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

### Sitting/Dining Room

24'0" x 7'9" (7.32 x 2.38)



uPVC double glazed window to front aspect, double radiator, living flame gas fire (not connected) with stone effect surround and mantel over, under stairs storage cupboard, window and door to sun room, single radiator, wood effect flooring, opening into

### Kitchen

8'1" x 7'10" (2.47 x 2.39)



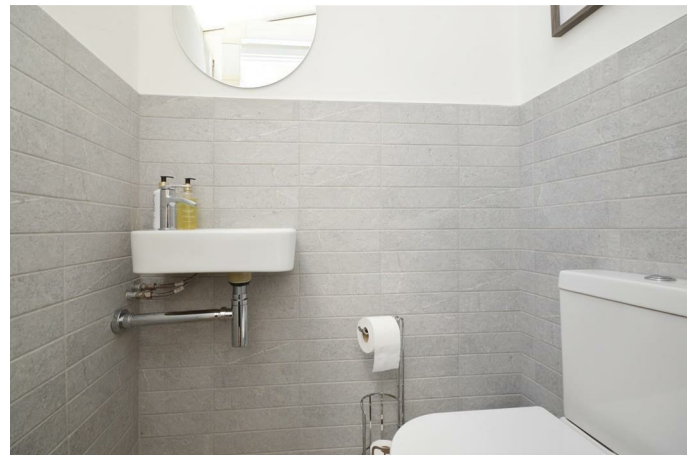
uPVC double glazed window to sun room, a range of wall and floor units with wooden worksurface over, sink drainer unit with mixer taps over, integrated double oven and gas hob with fitted extractor over, integrated slimline dishwasher, space for freestanding fridge freezer.

### Sun Room



uPVC double glazed windows to rear aspect, uPVC double glazed patio doors opening to rear garden, fitted storage units with worksurface over, space and plumbing for washing machine, wood effect flooring, door to

### Downstairs W/C



Wall mounted wash hand basin with mixer taps over, close coupled w/c.



### First Floor Landing

7'7" x 6'7" (2.33 x 2.02)



Access to loft space, doors to

### Master Bedroom

14'6" x 9'0" (4.43 x 2.75)



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

### Bedroom Two

9'1" x 9'1" (2.79 x 2.77)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

9'8" x 6'7" (2.97 x 2.02)



uPVC double glazed window to front aspect, single radiator, fitted storage space.

## Bathroom

6'7" x 5'11" (2.02 x 1.82)



uPVC obscured double glazed window to rear aspect, a recently refitted modern suite comprising paneled bath with rainfall shower attachment over, close coupled w/c, wash hand basin with mixer taps and storage beneath, heated towel rail, fully tiled, wood effect flooring, spot lights.

## Outside



The front of the property has a block paved driveway providing off street parking for several vehicles. The rear garden is laid mainly laid to patio for ease of maintenance with a selection of shrubs and plants surrounding the patio area. The rear garden is fully enclosed by wood fencing. A pedestrian gate gives access to the rear where a garage is located in a nearby block.

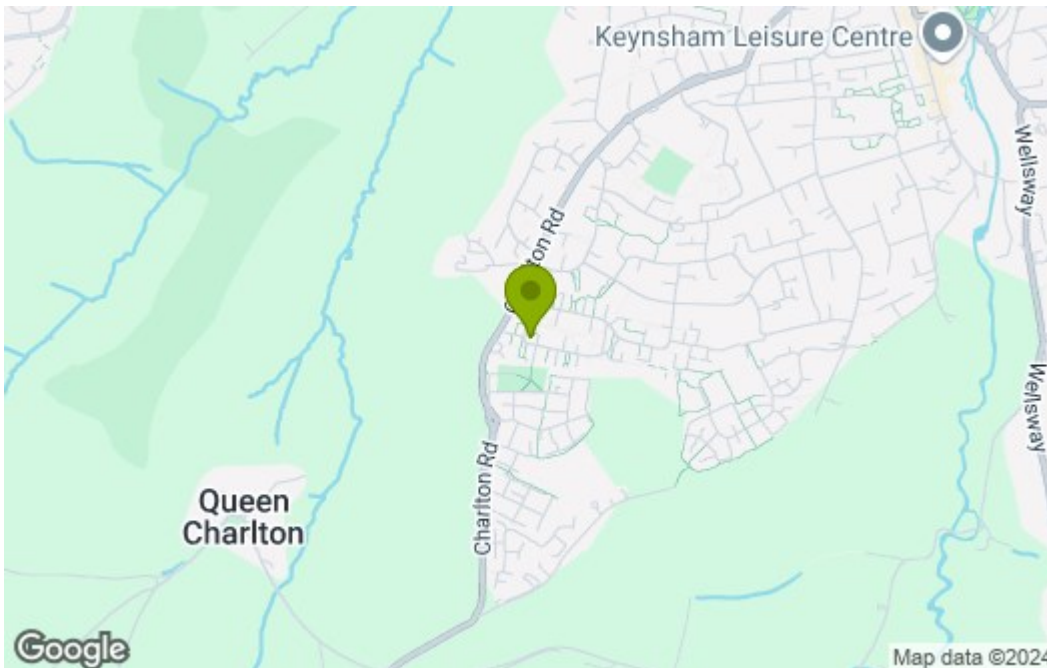
## Directions

Sat Nav BS31 2RN

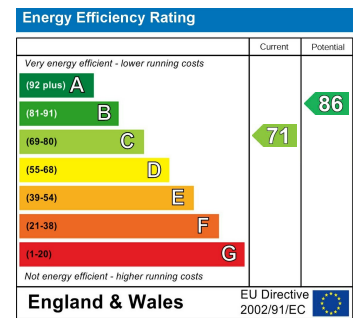
## Floor Plan



## Area Map



## Energy Efficiency Graph



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