



### **179 Charlton Road, Bristol, BS31 2LN**

### **Offers In The Region Of £310,000**

Attention First Time Buyers! A three bedroom mid terraced property situated close to Keynsham High Street. This ideal family home benefits from uPVC double glazing, gas fired central heating, off street parking and an enclosed rear garden. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.



Entrance via composite double glazed door into

### Hallway

uPVC double glazed windows to front and side aspect, doors to:

### Inner Hallway

Stairs rising to first floor landing, double radiator, door to

### Living Room

19'8" x 9'10" (6.01 x 3.01)



uPVC double glazed window to front aspect, uPVC double glazed patio doors opening to rear garden, double radiator, wood effect flooring, door to

### Kitchen/Breakfast Room

9'10" x 9'2" (3.02 x 2.81)



uPVC double glazed window to rear aspect, uPVC double glazed obscured door to rear aspect, a range of wall and floor units with work surface over, single sink drainer unit with mixer taps over, integrated oven with electric hob and extractor hood over, door to

### Utility Area

Space for fridge freezer, tumble drier and additional storage, wood effect flooring, door to hallway,

### First Floor Landing

Access to loft space, storage cupboard, doors to

### Master Bedroom

13'7" x 8'3" (4.15 x 2.52)



uPVC double glazed window to front aspect, fitted wardrobe with shelving.

### Bedroom Two

5'10" x 12'5" (1.79 x 3.79)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

10'7" x 6'1" (3.24 x 1.86)



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

### Family Bathroom

5'9" x 6'7" (1.77 x 2.02)



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

### OUTSIDE



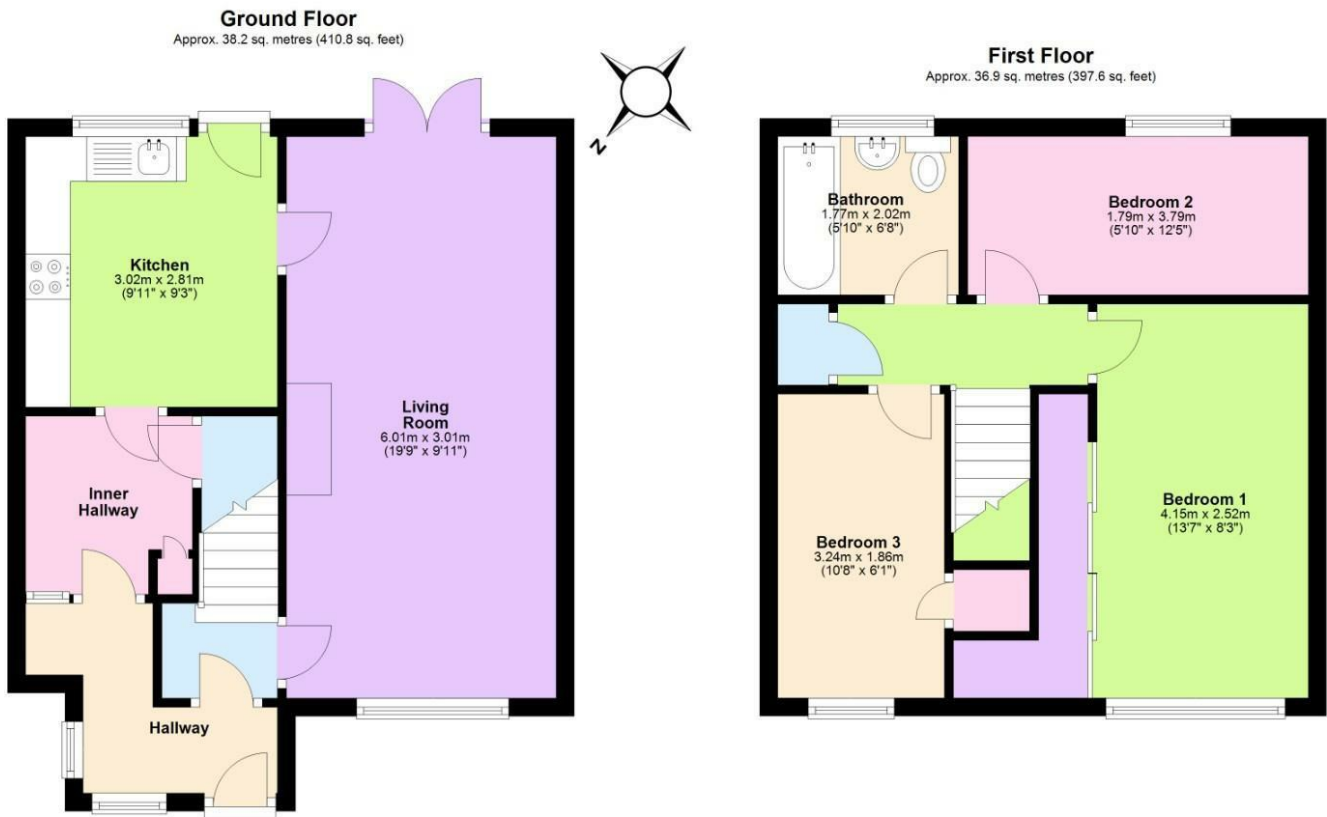
The REAR garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a selection of shrubs and plants. There is a garden shed to the rear of the garden

which is included in the sale, power and lights connected. The rear garden is fully enclosed by wood fencing. The FRONT of the property has a block paved driveway providing off street parking for 2 vehicles.

### Directions

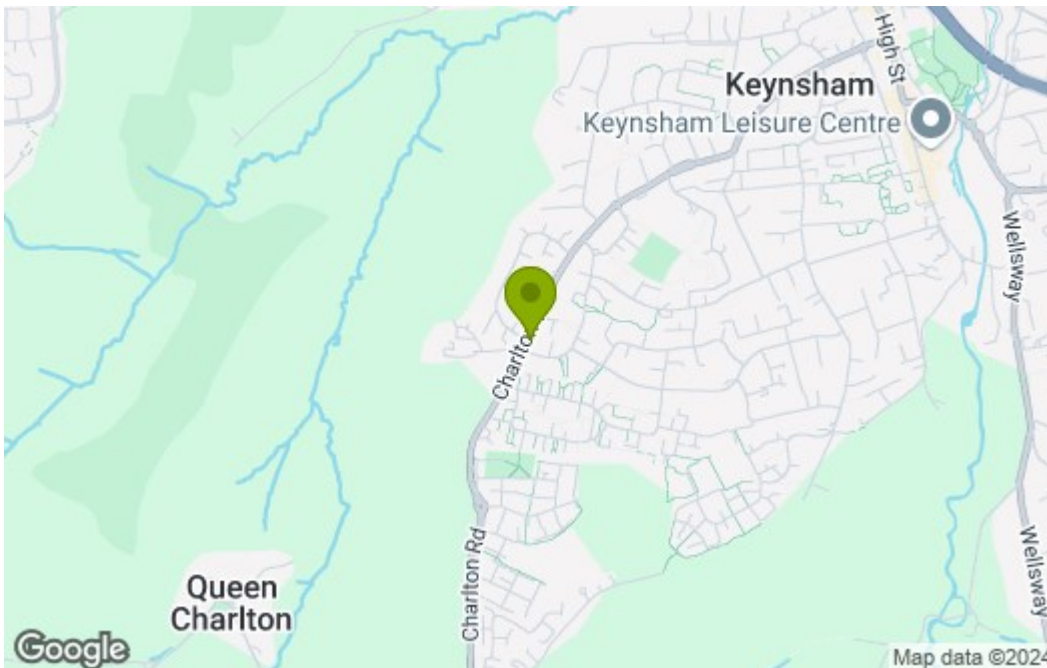
Satnav BS31 2LN

## Floor Plan



Total area: approx. 75.1 sq. metres (808.3 sq. feet)  
**179 Charlton rd, Bristol**

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 88        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 56                      |           |
| (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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