



104 St. Clements Road, Bristol, BS31 1BA

Offers Over £360,000

Positioned on St. Clements Road in Keynsham, Bristol, this charming semi-detached house is a true gem waiting to be discovered. Boasting 1 reception room, 3 bedrooms, and 1 bathroom, this property has been lovingly renovated to offer a modern and fresh living space.

The recent updates by the current owner have transformed this house into a stylish and comfortable home. The brand new kitchen and bathroom add a touch of luxury, making it a move-in ready haven for its new owners. Convenience is key with this property, as it is ideally located near Keynsham high street and the train station, providing easy access to amenities and transportation links.

One of the standout features of this property is its generous garden, offering a tranquil escape right at your doorstep. Whether you enjoy gardening, outdoor activities, or simply basking in the sunshine, this garden provides the perfect setting for relaxation and al fresco dining. With parking for 2 vehicles on the driveway, you'll never have to worry about finding a spot. And with ***NO CHAIN*** involved, the path to making this property your own is smooth and hassle-free.

Don't let this opportunity slip away - contact us today to schedule a viewing and unlock the potential that this wonderful home on St. Clements Road has to offer.

Entrance via upvc double glazed sliding doors to

Porch

UPVC double glazed window to side aspect, composite front door giving access into the property

Hallway

11'4" x 6'1" (3.47 x 1.87)



Stairs rising to first floor, under stair storage, wooden effect flooring, wall mounted radiator, door to sitting room and kitchen dining room

Sitting Room

12'4" x 11'4" (3.77 x 3.47)



UPVC double glazed window to front aspect, wooden effect flooring, single radiator

Kitchen / Dining Room

18'9" x 9'10" (5.74 x 3.02)



UPVC double glazed window to rear aspect, UPVC double glazed patio doors opening to rear garden. A brand new kitchen which has been recently fitted by the present owner, kitchen has a range of wall and floor units with work surface over, sink drainer unit

with mixer tap, integrated oven and induction hob with fitted extractor fan, space for fridge freezer, breakfast bar, tiled effect flooring, spot lights, wall mounted radiator, wall mounted Worcester combination boiler.

First Floor Landing

8'4" x 5'10" (2.55 x 1.8)

UPVC double glazed window to side aspect, loft hatch, storage cupboard with fitted shelving

Master Bedroom

12'7" x 11'5" (3.84 x 3.5)



UPVC double glazed window to rear aspect, single paneled radiator

Bedroom Two

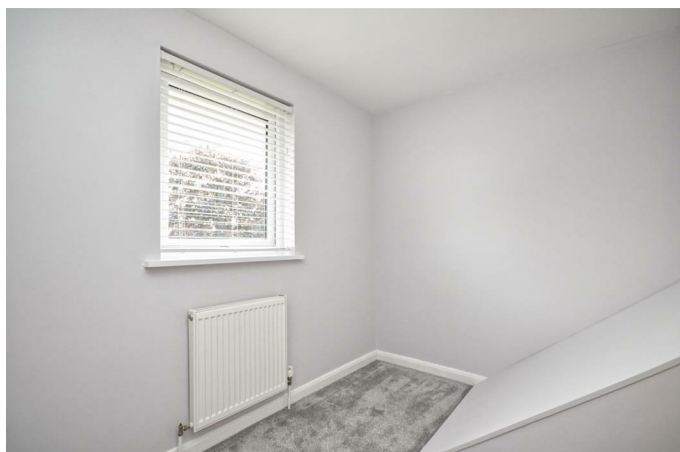
12'7" x 10'2" (3.85 x 3.11)



UPVC double glazed window to front aspect enjoying countryside views, single paneled radiator

Bedroom Three

9'7" x 6'11" (2.94 x 2.13)



UPVC double glazed window to front aspect enjoying countryside views, single paneled radiator

Bathroom

8'6" x 5'7" (2.6 x 1.71)



UPVC double glazed frosted window to rear aspect, A brand new bathroom suite which has been recently fitted by the current owner. A bath with rainfall shower attachment, close coupled WC, wash hand basin with storage beneath, heated towel rail, tiled effect flooring and spot lights

OUTSIDE



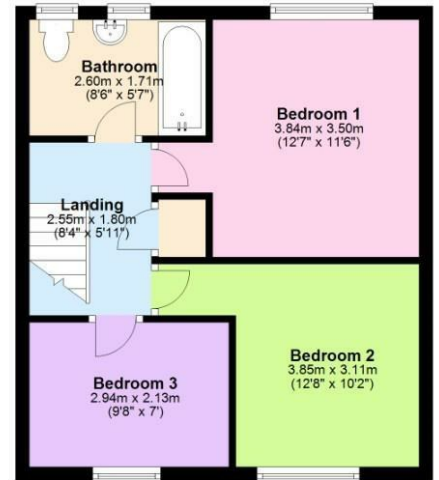
The FRONT has a driveway providing off street parking, remainder is laid to lawn. There is access into the garage via the up and over door, side gate provides

access into the back garden. The REAR garden is of a generous size and has a patio area immediately adjoining the property, step up to further gravel area which is ideal for garden furniture, remainder laid to lawn.

Floor Plan



First Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 92.7 sq. metres (998.3 sq. feet)
104 St Clements Rd, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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