



## 12 Lilac Court, BS31 2RR

### Offers In The Region Of £295,000

**\*NO CHAIN\*** Welcome to Lilac Court, a charming three-bedroom end of terrace house nestled in the peaceful area of Keynsham, Bristol. This delightful property boasts an open plan sitting/dining room, perfect for relaxing or entertaining guests. With a recently refitted bathroom suite, you can enjoy modern comforts in this traditional British home. The house features gas fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Imagine spending sunny afternoons in the lovely westerly facing rear garden, a tranquil space for gardening or simply unwinding outdoors.

Convenience is key with a garage located nearby in a 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. Close to local amenities, Lilac Court offers the perfect blend of peaceful living and easy access to everything you need.

Don't miss out on the opportunity to own this wonderful terraced house in Keynsham. Book a viewing today and step into your future home filled with warmth, comfort, and endless possibilities.



Entrance via uPVC double glazed obscured door into

### Hallway



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

### Sitting/Dining Room

23'11" x 7'7" (7.29 x 2.33)



uPVC double glazed window to front aspect, door to under stairs storage cupboard, living flame gas fire, double radiator, uPVC double glazed sliding patio doors to Conservatory, opening to

### Kitchen

7'11" x 7'9" (2.43 x 2.37)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, space for fridge freezer, space for cooker with extractor over.

### Conservatory

9'8" x 7'10" (2.96 x 2.41)



uPVC double glazed windows to rear and side aspects, uPVC double glazed patio doors opening to rear garden.

### First Floor Landing



Access to loft space, doors to

### Bedroom One

14'4" x 9'1" (4.38 x 2.77)



uPVC double glazed window to front aspect, single radiator, cupboard housing hot water tank with shelving for linen.

### Bedroom Two

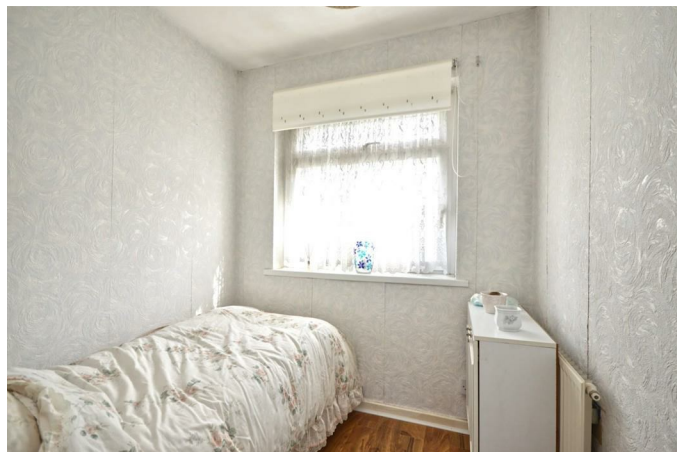
9'2" x 8'11" (2.81 x 2.74)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

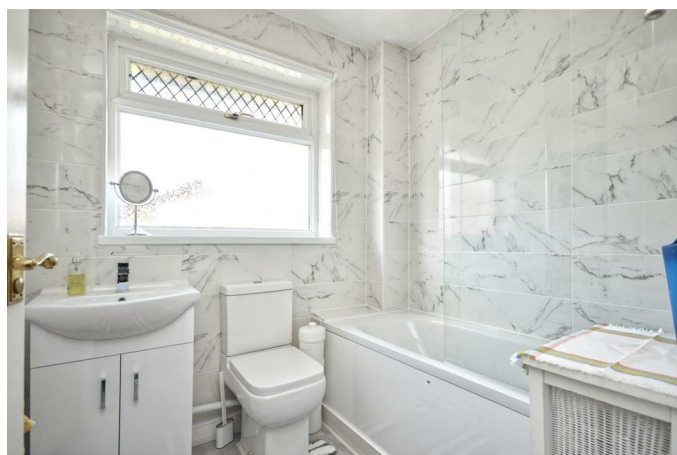
9'6" x 6'7" (2.92 x 2.01)



uPVC double glazed window to front aspect, single radiator.

### Bathroom

6'7" x 6'0" (2.01 x 1.83)



Obscured uPVC double glazed window to rear aspect, a recently refitted suite comprising paneled bath with rainfall shower over, close coupled w/c, wash hand basin with mixer taps, heated towel rail, fully tiled.

### Outside



The front of the property has a pathway leading to the front door, the remainder is laid to gravel for ease of maintenance. The westerly facing rear garden is well manicured and of a generous size with a decking area immediately adjacent to the property ideal for outside entertaining, the remainder is laid partially to lawn and

partially to artificial grass with a further area of decking to the rear ideal for additional garden furniture. To the side of the property is a garden shed which is included in the sale. A pedestrian gate gives access from the front. A garage is located in a block nearby.

**Directions**

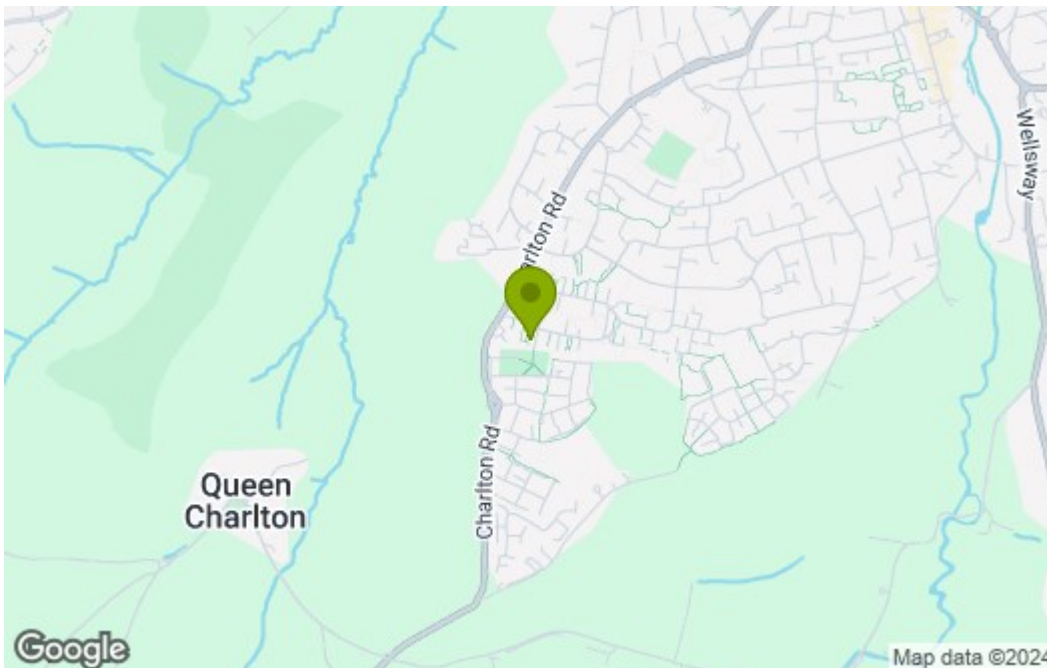
Sat Nav BS31 2RR

## Floor Plan

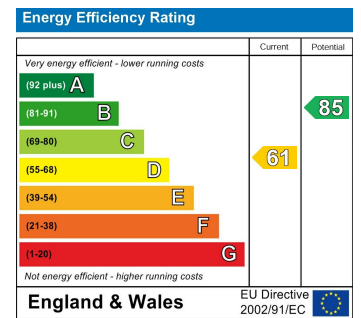


Total area: approx. 81.4 sq. metres (876.3 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.