



## 27 Dragons Hill Court, BS31 1LW Offers In The Region Of £250,000

Welcome to Dragons Hill Court, a charming two-bedroom apartment nestled in the heart of Keynsham, Bristol. This delightful property boasts a bright and airy feel throughout, with a spacious reception room perfect for relaxing. Situated in a cul-de-sac, this first-floor apartment offers not just a comfortable living space, but also beautiful views and access to well-maintained communal gardens. Imagine enjoying your morning coffee surrounded by nature right at your doorstep.

The property features a fitted kitchen and bathroom, ensuring convenience and style are always at your fingertips. With uPVC double glazing and gas fired central heating, you can stay cosy all year round. Plus, the added bonus of a garage in a nearby block provides secure parking for your vehicle.

With no onward sales chain, this apartment is ready and waiting for you to make it your own. Whether you're a first-time buyer, downsizing, or looking for a lucrative investment opportunity, this property ticks all the boxes. An internal viewing is highly recommended to truly grasp the full potential of this lovely home.

Entrance via communal front door with further door to stairs rising to

### First Floor Landing

11'9" x 9'5" (3.59 x 2.89)

Access to loft space, airing cupboard housing Worcester gas boiler and wooden shelving for linen, door to

### Sitting Room

15'0" x 13'10" (4.59 x 4.24)



uPVC double glazed window to rear aspect enjoying pleasant views over the rear garden, large single radiator, coving.

### Kitchen

9'10" x 9'5" (3.02 x 2.89)



uPVC double glazed window to rear aspect enjoying pleasant views over the rear garden, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with chrome mixer tap over, 4 ring electric hob with oven beneath and Neff extractor with light over, tiled splashbacks, space and plumbing for automatic washing machine, pantry cupboard with shelving, further storage cupboards with shelving.

### Master Bedroom

16'4" x 9'11" (5.00 x 3.03)



uPVC double glazed window to front aspect, radiator, a range of built in storage cupboards with hanging rail and shelving.

### Bedroom Two

10'4" x 10'0" (3.17 x 3.07)



uPVC double glazed windows to front aspect, single radiator, large storage cupboard with hanging rail and shelving, built in wardrobes with shelving.

### Bathroom

6'8" x 5'6" (2.05 x 1.70)



Suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, p-shaped panelled bath with shower attachment over, fully tiled, single radiator, extractor.

## Communal Gardens



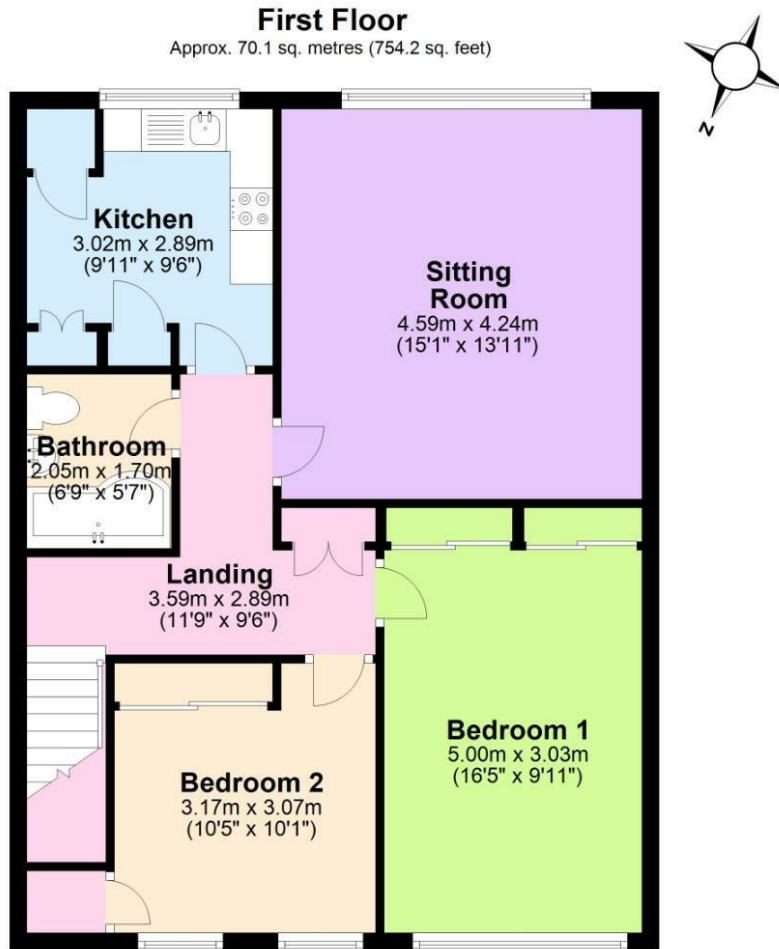
Well presented with deep mature mature borders and a lovely selection of trees.

## Garage



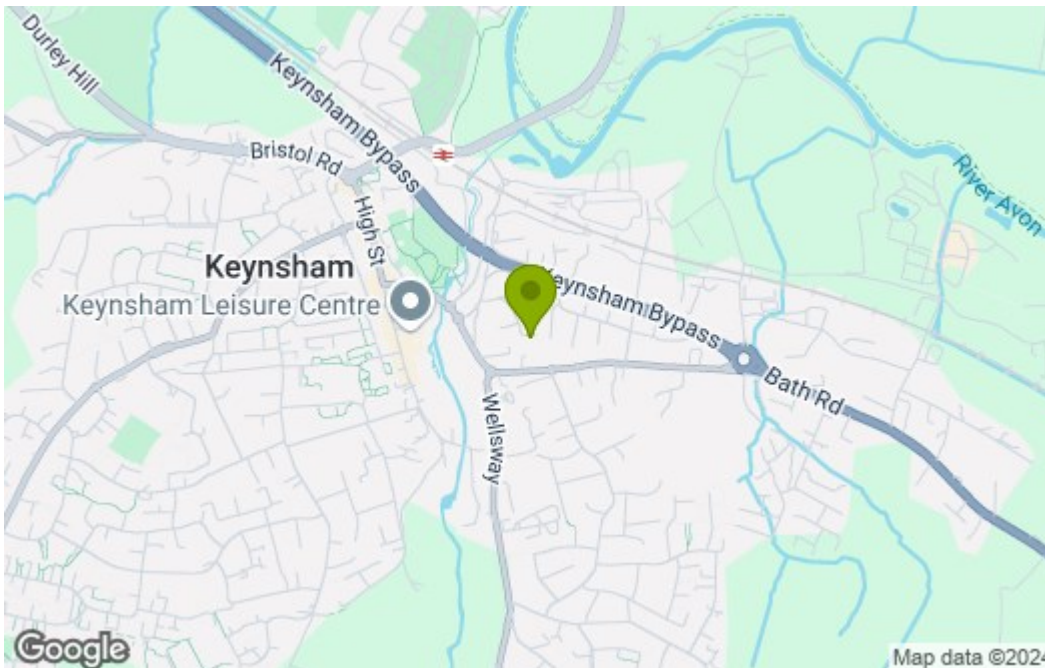
Located in a nearby block.

## Floor Plan

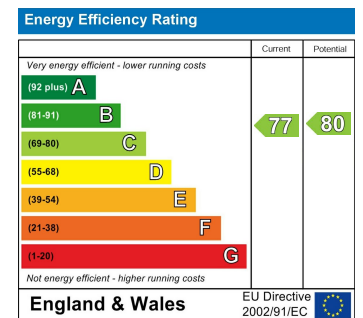


Total area: approx. 70.1 sq. metres (754.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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