



## **99 Augustus Avenue, Bristol, BS31 2FH**

### **Offers In The Region Of £390,000**

Welcome to this charming three-bedroom semi-detached house located on Augustus Avenue in the delightful town of Keynsham, Bristol. This property boasts a prime location, being conveniently close to both Keynsham train station and the bustling high street, offering easy access to transportation and amenities. One of the standout features of this lovely home is the off-street parking available for two vehicles, ensuring you never have to worry about finding a parking spot after a long day out.

Step inside to discover a beautifully presented interior that exudes warmth and comfort. The house has been immaculately maintained, providing a welcoming atmosphere for you and your family to enjoy.

Don't miss out on the opportunity to make this house your home and experience the best of what Keynsham has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Augustus Avenue.

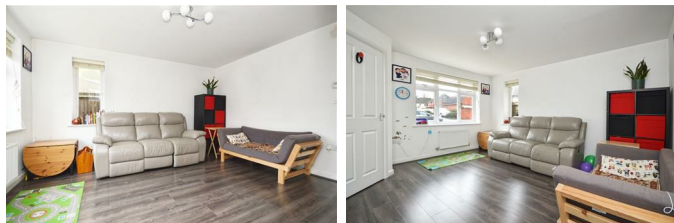
Entrance via front door to

### Hallway

Wooden effect flooring, single radiator, stairs rising to first floor, door to

### Sitting Room

13'11" x 11'11" (4.25 x 3.65)



UPVC double glazed window to front and side of the property, double radiator, wooden effect flooring, door to

### Kitchen / Dining Room

13'1" x 15'5" (3.99 x 4.71)



UPVC Double glazed patio doors opening to rear garden, UPVC double glazed window to rear aspect, fitted kitchen with a range of wall and floor units with work surface over, sink drainer unit with mixer taps, Integrated oven, hob, fridge freezer, washer dryer and dishwasher, tiled flooring, single radiator, door to under stair storage, door to WC

### WC

Close coupled WC, pedestal wash hand basin, extractor fan

### First Floor Landing

Single radiator, Loft hatch

### Bedroom One

11'1" x 9'10" (3.38 x 3 )



UPVC double glazed window to front aspect, single radiator, fitted wardrobe space, door to en suite

### En Suite

5'8" x 5'5" (1.75 x 1.66)



UPVC double glazed frosted window to front aspect, shower cubicle, pedestal wash hand basin with mixer taps, close coupled WC, single radiator, extractor fan



### Bedroom Two

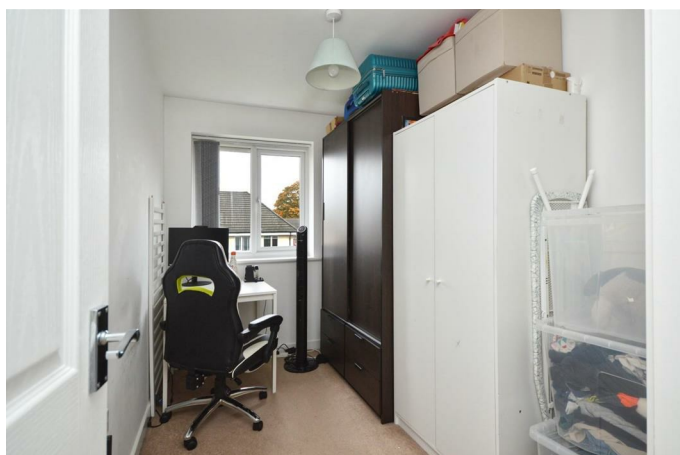
10'9" x 8'7" (3.29 x 2.62)



UPVC double glazed window to rear aspect, single radiator

### Bedroom Three

11'7" x 6'6" (3.55 x 2)



UPVC double glazed window to rear aspect, single radiator, fitted storage space

### Bathroom

6'7" x 5'6" (2.02 x 1.69)



Fitted bath with rainfall shower attachment, close coupled WC, wash hand basin with mixer taps, single radiator, extractor fan

### OUTSIDE

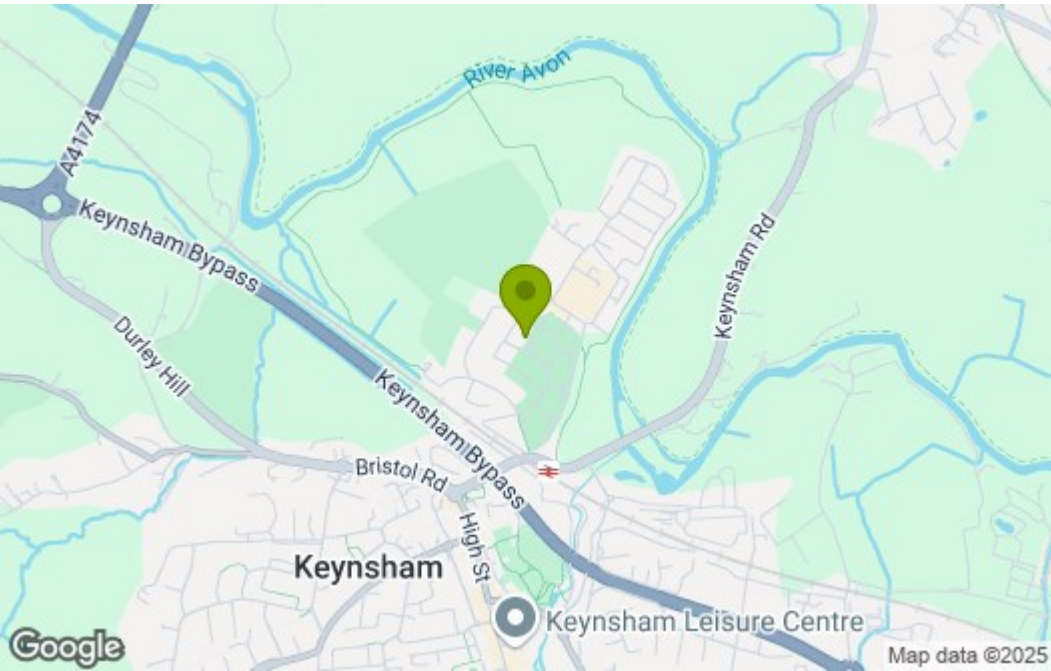


Off street parking for two vehicles to the FRONT, EV charger included. The REAR garden has a patio immediately adjoining the property, the remainder is laid to lawn. A garden shed included in the sale.

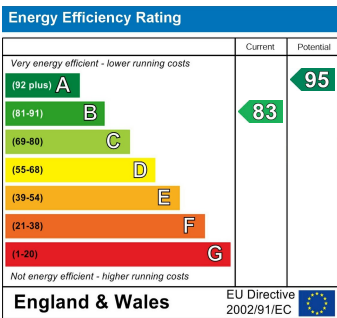
Floor Plan



Area Map



Energy Efficiency Graph



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