



## 25 Alexander Road, Bristol, BS31 2TB

**£325,000**

Nestled in the charming area of Keynsham, Bristol, this recently constructed semi-detached house on Alexander Road presents an excellent opportunity for those seeking a modern and comfortable home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

The house boasts a contemporary design and is well-maintained, ensuring a welcoming atmosphere from the moment you step inside. The main bedroom features the added luxury of an en suite shower room, providing convenience and privacy. The property is equipped with uPVC double glazing, which not only enhances energy efficiency but also contributes to a peaceful living environment. One of the standout features of this home is the off-street parking, a valuable asset in today's busy world. The low maintenance front and rear gardens offer a perfect balance of outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease.

With gas-fired central heating, you can expect warmth and comfort throughout the colder months. This property is not just a house; it is a place where you can create lasting memories. If you are looking for a modern, well-appointed home in a desirable location, this semi-detached house on Alexander Road is certainly worth considering.

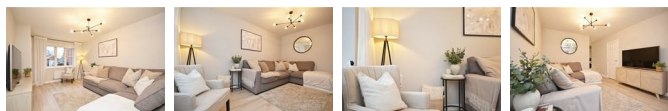
Entrance via composite double glazed front door into

### Hallway

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

### Sitting Room

14'9" x 10'5" (4.50 x 3.19)



uPVC double glazed window to front aspect, single radiator, opening to

### Kitchen / Dining Area

10'4" x 9'8" (3.17 x 2.96)



Door to understairs storage cupboard, uPVC double glazed window to rear aspect, uPVC double glazed patio doors opening to rear garden, a range of wall and floor units with worksurface over, integrated oven and electric hob, integrated dishwasher and fridge freezer, double radiator, spot lights, opening to

### Utility Area

Space and plumbing for washing machine, wall mounted combination boiler, under unit storage, spot lights, door to

### Downstairs W/C



Close coupled w/c, wall mounted wash hand basin with mixer taps over, single radiator, extractor fan.

### First Floor Landing

Access to loft space, doors to

### Bedroom One

9'10" x 8'11" (3.00 x 2.73)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, door to

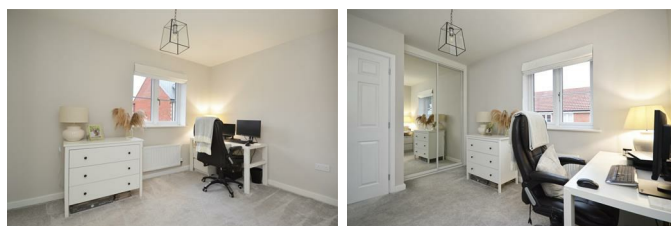
### En Suite Shower Room



Close coupled w/c, wash hand basin with mixer taps and storage beneath, shower cubicle with shower attachment over, spot lights, extractor.

### Bedroom Two

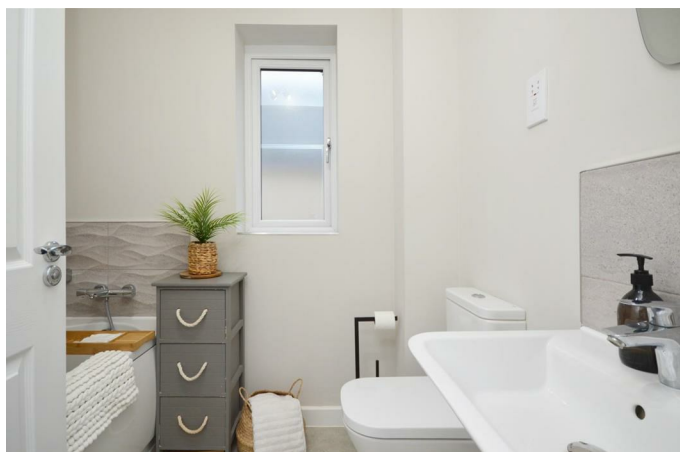
13'10" x 8'4" (4.22 x 2.55)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, additional over stairs storage cupboard.

## Bathroom

7'0" x 5'6" (2.14 x 1.68)



Obscured uPVC double glazed window to side aspect, paneled bath with shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail.

## Outside



The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door. There is off street parking for several vehicles to the side of the property. The rear garden is extremely well maintained with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance with a further patio area to the rear of the garden ideal for further garden furniture, A garden shed is also included in the sale. The rear garden is fully enclosed by wooden fencing with a pedestrian gate providing access to the rear.

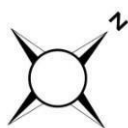
## Directions

Sat Nav BS31 2TB

## Floor Plan

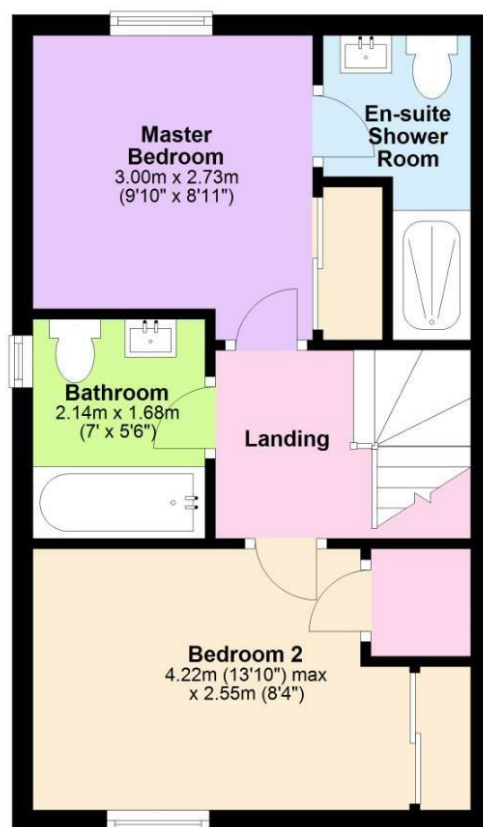
## Ground Floor

Approx. 32.2 sq. metres (346.8 sq. feet)



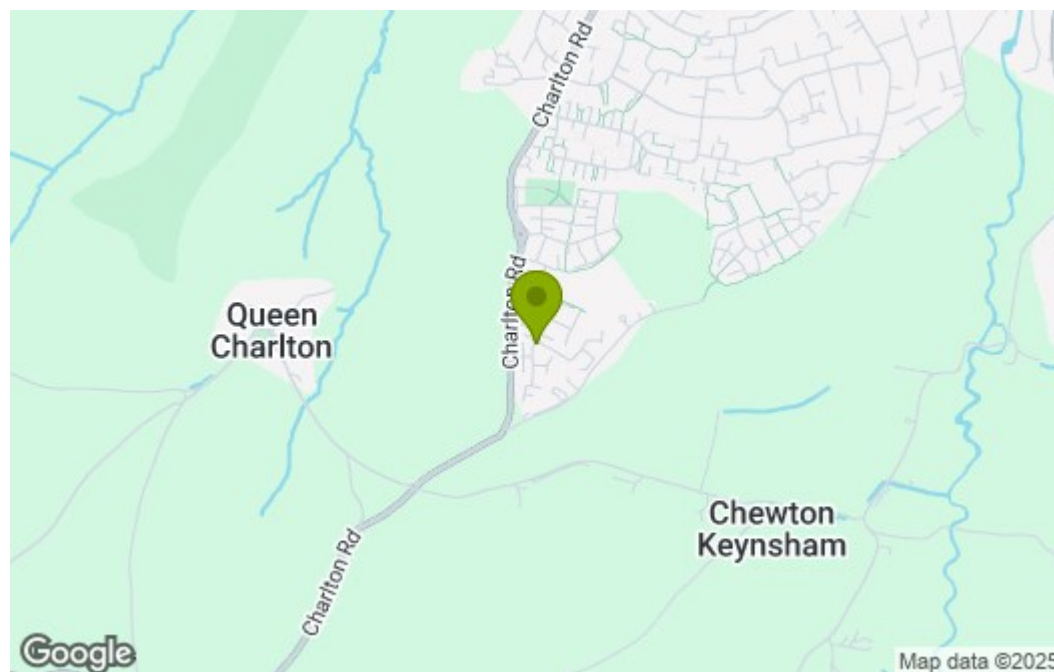
## First Floor

Approx. 32.3 sq. metres (348.2 sq. feet)



Total area: approx. 64.6 sq. metres (695.0 sq. feet)

## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>			<b>97</b>  <b>83</b>
<b>Not energy efficient - higher running costs</b>			

**England & Wales**

EU Directive  
2002/91/EC



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