



## 4 Lulworth Road, Bristol, BS31 2PX

### Offers In The Region Of £320,000

Eveleighs are delighted to present this charming three-bedroom semi-detached house located on Lulworth Road in the heart of Keynsham, Bristol. This immaculately presented property is sure to capture your heart with its warm and inviting atmosphere.

Situated within walking distance to Keynsham High Street, this house offers the perfect blend of convenience and tranquillity. Imagine strolling down the road to explore the local shops, cafes, and amenities, all within walking distance from your doorstep. As you step inside, you'll be greeted by a spacious interior that has been lovingly maintained. The three bedrooms provide ample space for a growing family or those in need of a home office.

The property's location in Keynsham offers easy access to both Bristol and Bath, making it ideal for commuters or those looking to explore the vibrant culture and history of these nearby cities.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property has to offer.

Entrance via front door leading to

## Hallway



Stairs rising to first floor, door to kitchen dining room, door to sitting room and door to cloakroom, single radiator, wooden effect flooring

## Sitting Room

14'11" x 10'10" (4.56 x 3.31)



UPVC double glazed window to rear aspect, UPVC double glazed patio door opening to rear garden, door to storage cupboard with fitted shelving, wooden effect flooring, double radiator

## Kitchen Dining Room

15'10" x 6'11" (4.83 x 2.11)



UPVC double glazed window to front aspect, fitted kitchen with a range of wall and floor units and work surface over, sink drainer unit with mixer tap, integrated oven and gas hob with fitted extractor, space and plumbing for washing machine and dishwasher, space for fridge freezer, Wall mounted Vaillant combination boiler, single radiator, wooden effect flooring

## Cloakroom

UPVC double glazed frosted glass window to front aspect, close coupled WC, wash hand basin with mixer tap, single radiator, wooden effect flooring

## First Floor Landing

Loft hatch, single radiator, storage cupboard

## Bedroom One

15'4" x 7'7" (4.68 x 2.33)



UPVC double glazed window to rear aspect, single radiator

## Bedroom Two

11'4" x 7'7" (3.47 x 2.33)



UPVC double glazed window to front aspect, double radiator

### **Bedroom Three**

9'9" x 6'11" (2.98 x 2.12)



UPVC double glazed window to front aspect.

### **Bathroom**

6'10" x 6'5" (2.10 x 1.96)



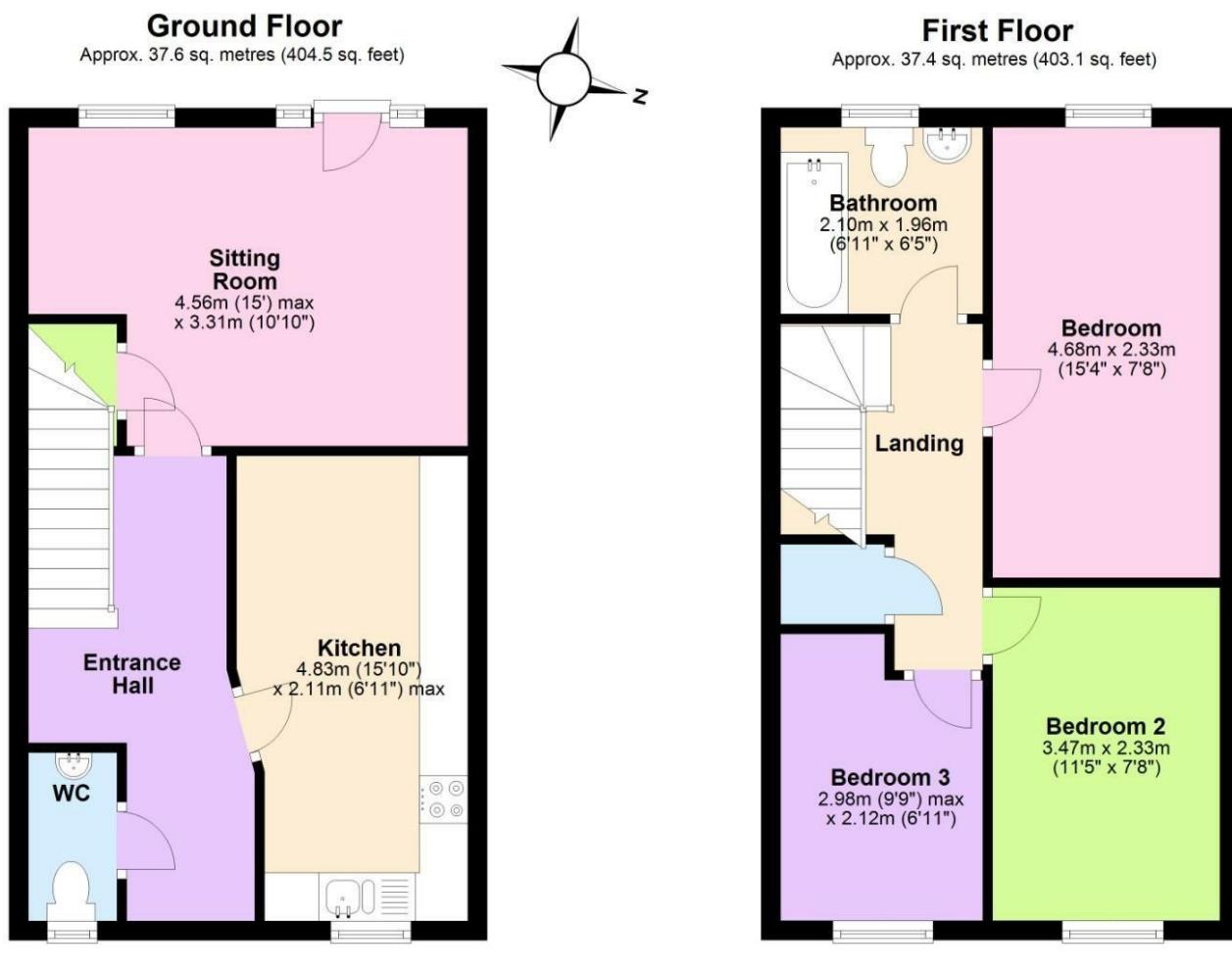
UPVC double glazed frosted glass window to rear aspect, fitted bath with shower attachment, wash hand basin with mixer tap, close couple WC, towel rail, radiator, extractor fan

### **Outside**

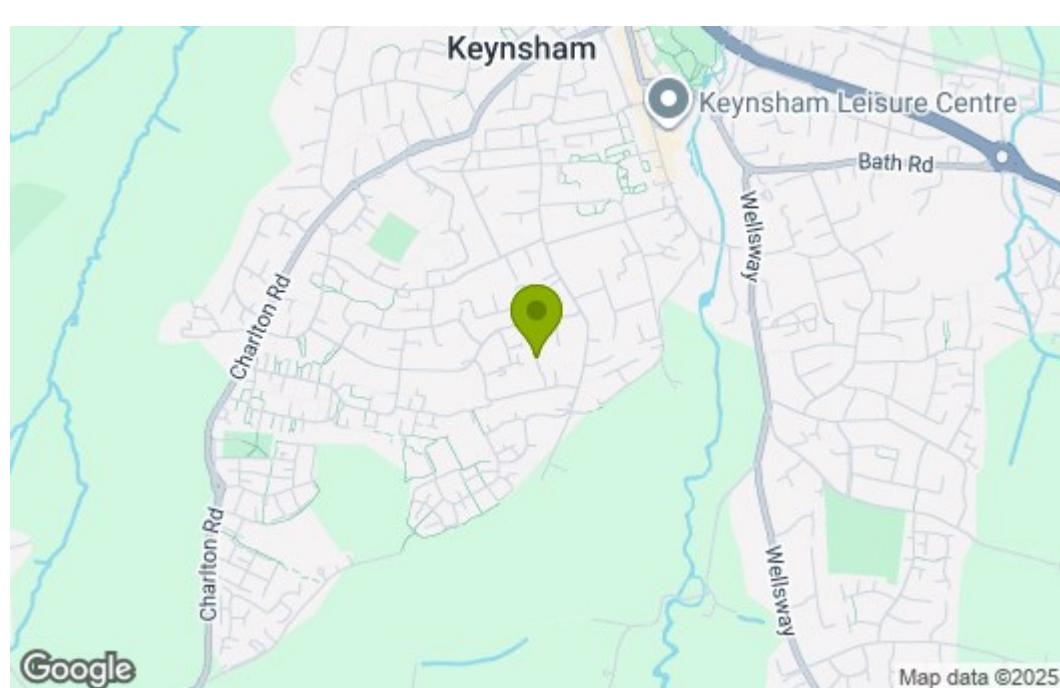


To the FRONT there is a pathway leading to front door, along with a selection of evergreen shrubs. The rear garden is laid mainly to patio for ease of maintenance, remainder is laid to artificial grass, fully enclosed by brick walling. A garden shed is included in the sale, and there is off street parking for one vehicle.

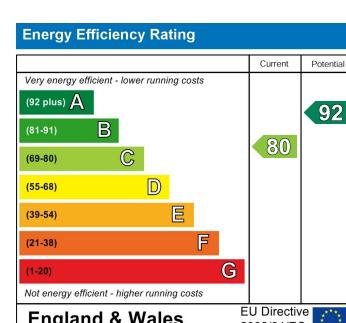
## Floor Plan



## Area Map



## Energy Efficiency Graph



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