

55 West View Road, Bristol, BS31 2UE

Offers In The Region Of £550,000

****NO ONWARD SALES CHAIN**** Nestled on West View Road in the charming town of Keynsham, this delightful four-bedroom end terrace house offers a perfect blend of period charm and modern convenience. Spanning an impressive 1,196 square feet, the property is ideally located within a short stroll to the vibrant town centre, providing easy access to local amenities, transport links, and the picturesque Memorial Park.

Upon entering, you will be greeted by two spacious reception rooms (one currently being used as a bedroom) that exude warmth and character, making them perfect for both relaxation and entertaining. The heart of the home is undoubtedly the recently modernised kitchen and dining area, which features bi-folding doors that seamlessly connect the indoor space to the rear garden, allowing for an abundance of natural light and a delightful outdoor experience. A small utility area and a convenient downstairs w/c add to the practicality of this well-designed home. The property boasts four generously sized bedrooms, providing ample space for family living or guest accommodation. The contemporary bathroom complements the modern aesthetic of the home, ensuring comfort and style.

Additional highlights include gas-fired central heating, making this property not only attractive but also functional. With no onward sales chain, this home is ready for you to move in and make it your own. Whether you are a growing family or seeking a spacious residence in a desirable location, this property is sure to impress. Don't miss the opportunity to view this exceptional home in Keynsham.

Entrance via stained glass front door into

Lobby

Further stained glass door into

Hallway



Stairs rising to first floor landing, coving, radiator, wood effect flooring, doors to

Sitting Room

15'5" x 12'5" (4.71 x 3.80)



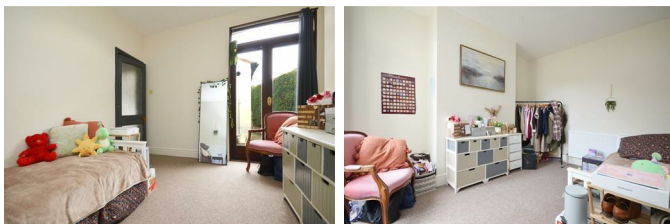
Feature bay sash windows to front aspect, period style radiator, central ceiling rose, coving, picture rail, alcove shelving and cupboards, period fire (for effect only) with wooden surround and mantle over, contemporary tiled hearth.

Downstairs w/c

Wood effect flooring, low level w/c, wash hand basin with mixer tap over and storage beneath, wall mounted heated towel rail, light and extractor.

Bedroom Four/Reception Room

12'6" x 10'9" (3.83 x 3.29)



Double doors to side aspect, large single radiator.

Kitchen/Dining Room

25'5" x 11'7" (7.76 x 3.54)

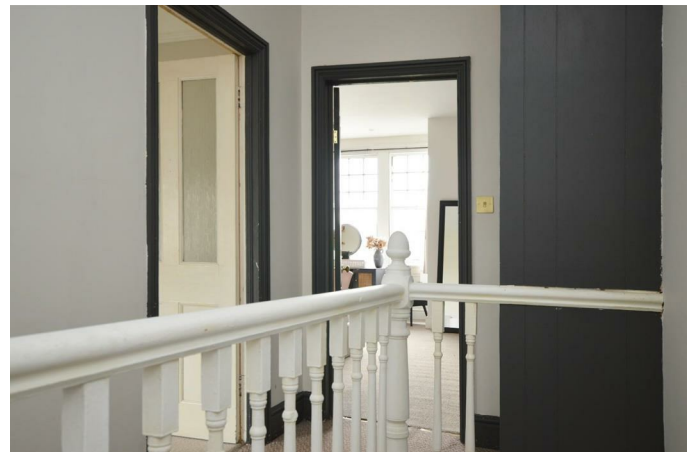


Anthracite grey aluminum bi-folding doors to rear garden, period sash windows to side aspect, wood effect flooring, period radiators, inset spots, alcove lighting and storage, a range of wall and floor units with Quartz worksurfaces over, built in integrated Bosch double oven, space for American style fridge freezer, 1 1/4 bowl sink unit with hot water tap over, central island with further drawers and storage cupboards, space for bar stools, slimline wine cooler, Elica 4 ring induction hob with central extractor, step down to

Utility Area

Worksurface space, wall mounted Worcester boiler, space and plumbing for washing machine, inset spots.

First Floor Split Level Landing



Access to loft space via a pull down ladder, storage cupboard with shelving for linen, doors to

Master Bedroom

16'3" x 17'0" (4.97 x 5.20)



Feature bay sash windows to front aspect, period style radiator, central ceiling rose, inset spots, a range of storage cupboards.

Bedroom Two

11'11" x 11'3" (3.64 x 3.45)



Sash window to rear aspect, central ceiling rose, picture rail, radiator, period style fire (for effect only) with decorative surround and mantle over.

Bedroom Three

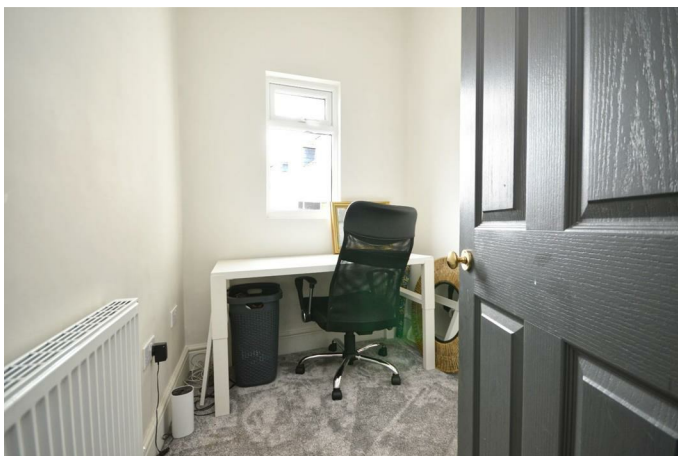
8'9" x 10'3" (2.69 x 3.14)



Sash window to rear aspect, single radiator, picture rail.

Study

11'3" x 7'1" (3.44 x 2.17)



Double glazed window to side aspect, radiator.

Family Bathroom



Part obscured sash window to side aspect, contemporary bathroom suite comprising low level w/c, wash hand basin with mixer tap over and storage drawers beneath, freestanding bath with contemporary taps over, fully tiled shower cubicle with sliding glazed door and mains shower with separate shower attachment over, tiled flooring, wall mounted towel rail, inset spots, extractor.

Outside



The rear garden has a hard standing area ideal for garden furniture, a small step down leads to the remainder of the garden which is laid mainly to lawn with further hard standing at the bottom. A wooden storage shed is also included in the sale. The rear garden is enclosed mainly by wood panel fencing with concrete posts and gravel board. The front of the property is laid to hard standing.

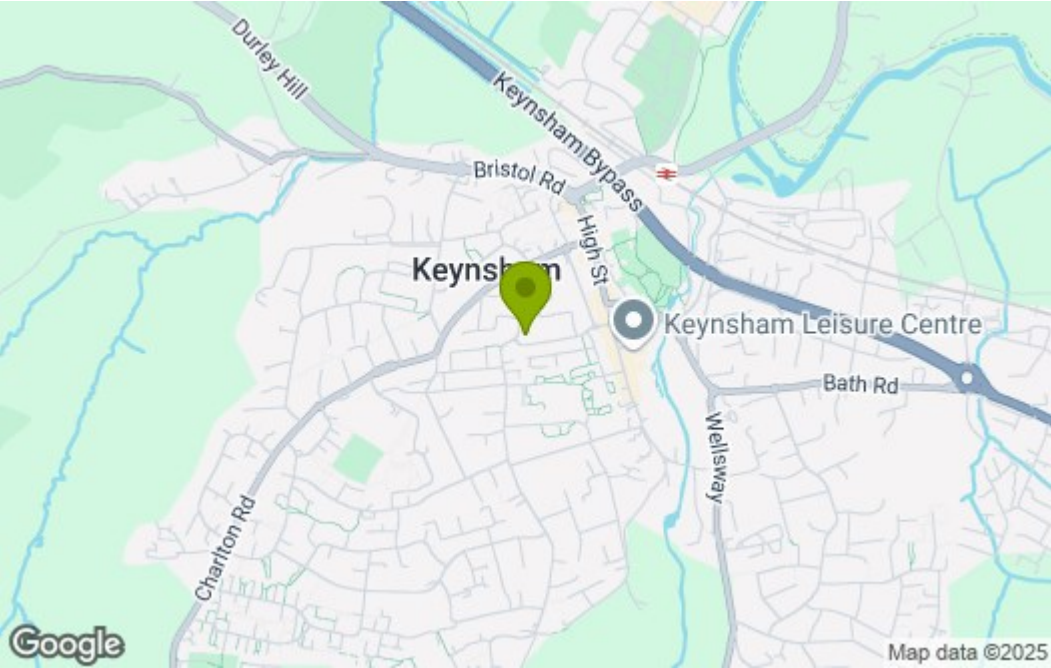
Directions

Sat Nav BS31 2UE

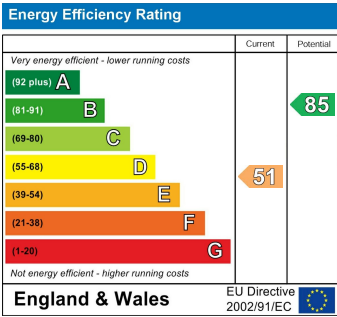
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.