



154a Charlton Road, Bristol, BS31 2LG
Offers In The Region Of £300,000

****NO ONWARD SALES CHAIN**** A recently constructed TWO BEDROOM END OF TERRACE PROPERTY situated close to Keynsham High Street and train station. This lovely home benefits from uPVC double glazing, gas fired central heating, fitted kitchen and bathroom along with an enclosed rear garden. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via uPVC double glazed door into

Porch

uPVC double glazed window to side aspect, tile effect flooring, further door to

Sitting Room

13'1" x 12'7" (4.00 x 3.86)



uPVC double glazed window to front aspect, stairs rising to first floor landing, double radiator, opening to

Kitchen/Dining Room

16'6" x 11'5" (5.05 x 3.50)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors to rear garden, a range of wall and floor units with work surface over, 1 1/4 sink drainer unit with mixer taps over, integrated fridge freezer, integrated oven and electric hob with fitted extractor hood over, integrated dishwasher, tile effect flooring, spot lights, double radiator, door to

Downstairs W/C

Close coupled w/c, wash hand basin with mixer taps over, space for tumble drier, tile effect flooring, extractor fan.

First Floor Landing

Access to loft space, doors to

Bedroom One

16'6" x 9'4" (5.05 x 2.85)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Two

16'6" x 9'2" (5.05 x 2.80)



uPVC double glazed window to front aspect, single radiator.

Bathroom

10'2" x 5'9" (3.12 x 1.76)



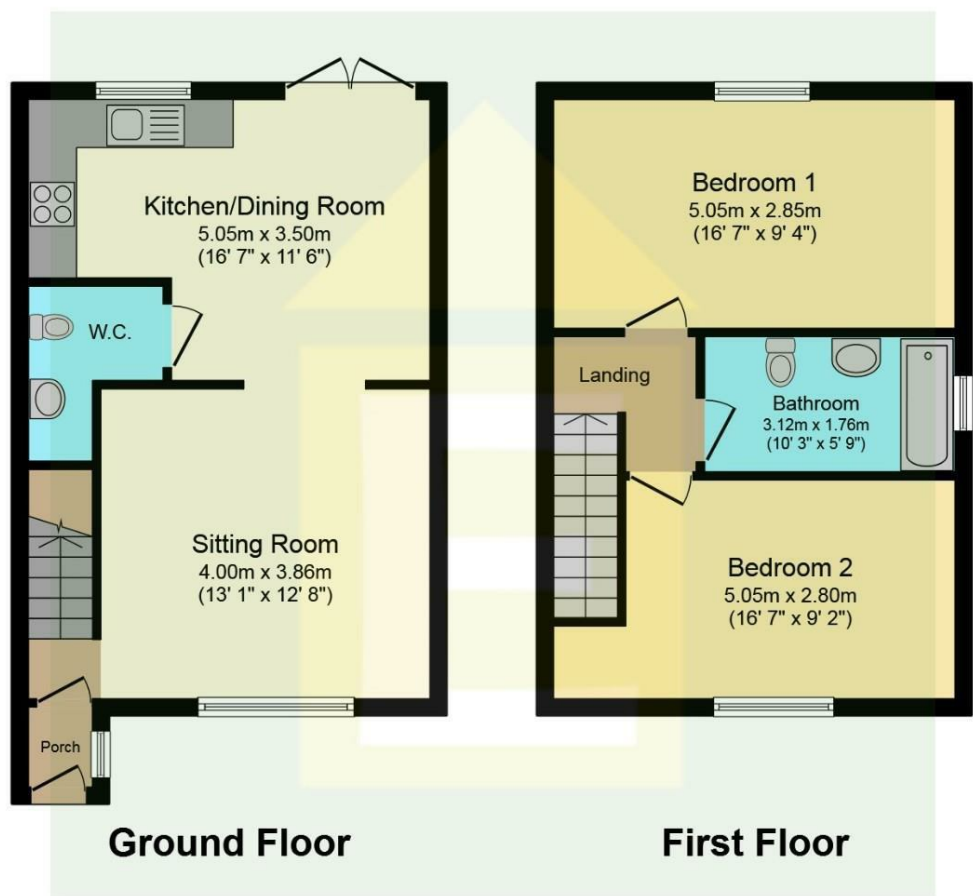
uPVC double glazed obscured window to side aspect, suite comprising panelled bath with shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, heated towel rail, tile effect flooring, spot lights.

Outside



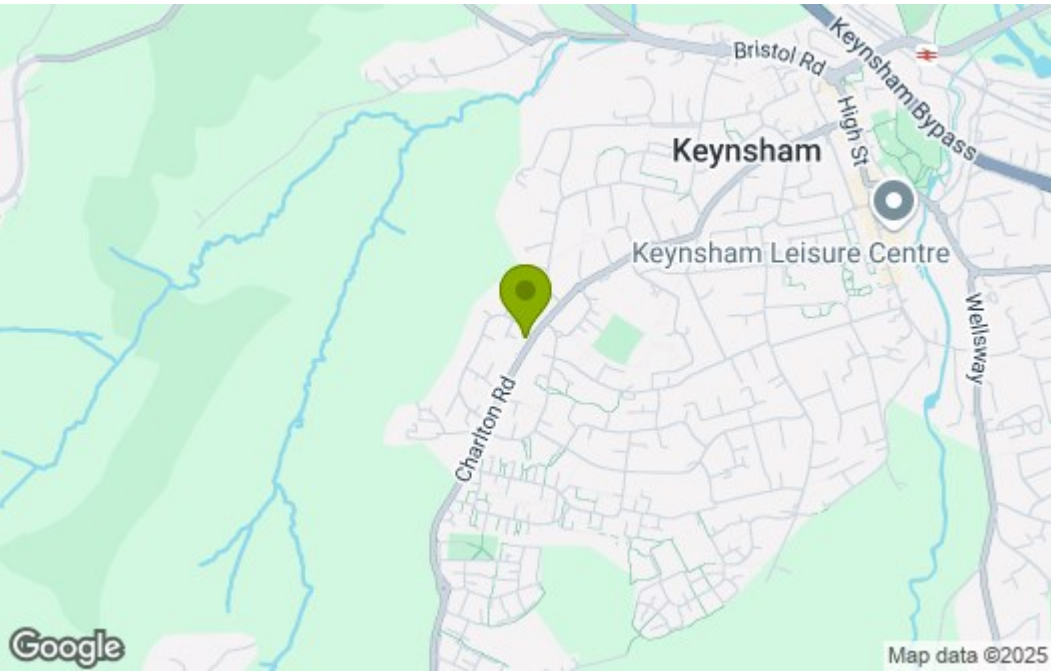
The front of the property has a pathway with steps leading to the front door. The rear garden is laid mainly to lawn with a hardstanding to the rear of the garden ideal for garden furniture. A pathway leads to the back door. The rear garden is fully enclosed by wooden fencing with a pedestrian gate provides access into the garden.

Floor Plan

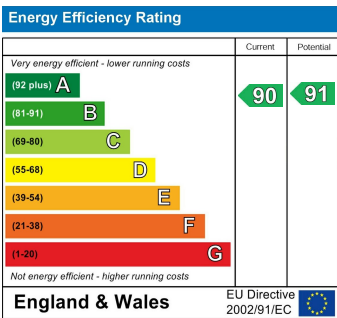


Total floor area 75.5 sq.m. (812 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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