



13 Acacia Court, Bristol, BS31 2RU Offers In The Region Of £295,000

Nestled in the charming Acacia Court of Keynsham, Bristol, this immaculately presented two-bedroom bungalow offers a delightful blend of comfort and convenience. Perfectly situated near local shops and amenities, this property is ideal for those seeking a peaceful yet accessible lifestyle.

As you step inside, you will be greeted by a warm and inviting atmosphere, showcasing the care and attention that has gone into maintaining this home. The spacious living areas are complemented by gas-fired central heating and double glazing, ensuring a cosy environment throughout the year. The fitted kitchen is both functional and stylish, providing ample space for culinary endeavours, while the well-appointed bathroom adds to the overall appeal of the property. Each of the two bedrooms is generously sized, offering a tranquil retreat for rest and relaxation.

Outside, the low-maintenance rear garden presents a perfect space for enjoying the outdoors without the burden of extensive upkeep. Additionally, a garage located in a nearby block provides convenient storage or parking options.

Entrance via uPVC double glazed obscured door into

Hallway

Single radiator, doors to

Kitchen

15'11" x 6'11" (4.86 x 2.13)



uPVC double glazed door to side aspect, uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and electric hob with extractor fan over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for freestanding fridge freezer, single radiator, spot lights.

Sitting Room

16'2" x 11'10" (4.94 x 3.61)



Recently fitted uPVC double glazed feature bay window to front aspect, single radiator, contemporary pebble effect electric fire, door to

Inner Hallway

Storage cupboard, doors to

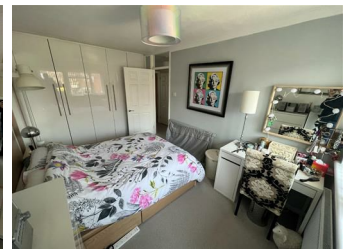
Shower Room



Obscured uPVC double glazed window to side aspect, shower cubicle with shower attachment over, wash hand basin with mixer tap and storage beneath, heated towel rail, close coupled w/c, access to loft space.

Bedroom One

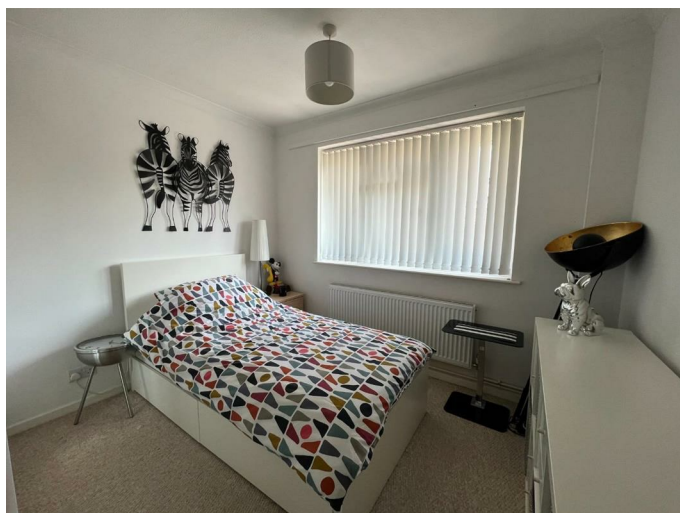
15'6" x 8'8" (4.73 x 2.66)



uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden, single radiator, fitted wardrobes one housing wall mounted Worcester combination boiler.

Bedroom Two

10'0" x 9'3" (3.07 x 2.84)



uPVC double glazed window to rear aspect, single radiator.

Outside



The immaculately presented rear garden benefits from a patio area immediately adjacent to the property ideal for garden furniture. The remainder is laid to gravel for ease of maintenance. The rear garden is fully enclosed by wooden fencing and hedging. A summerhouse is included in the sale. This property also benefits from a side garden which is laid to gravel with a storage shed also included in the sale and space for additional garden furniture. A recently fitted wooden pedestrian gate gives access into the garden from the front. The front garden is laid mainly to gravel with a pathway leading to the front door.

Garage

Situated in a nearby block.

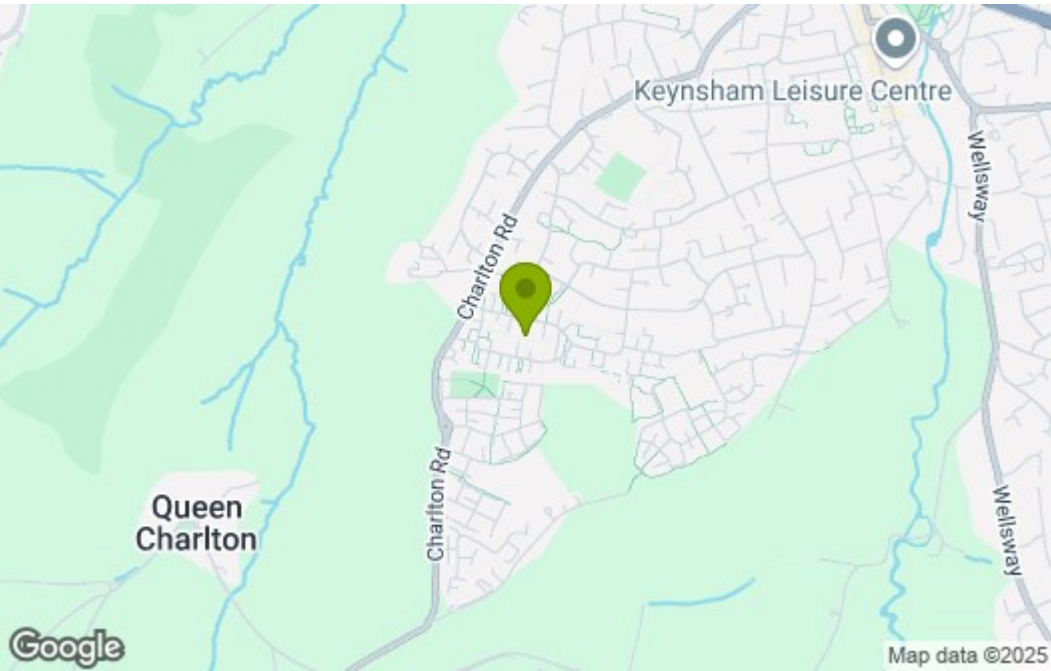
Directions

Sat Nav BS31 2RU

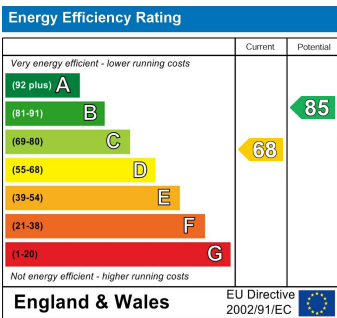
Floor Plan



Area Map



Energy Efficiency Graph



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