



82a Bath Hill, Bristol, BS31 1HN

Offers In The Region Of £420,000

Positioned on Bath Hill, Keynsham, this delightful three-bedroom end of terrace house offers a perfect blend of comfort and convenience. Spread over three well-designed floors, the property is ideally situated within easy walking distance of Keynsham High Street, the train station, and a variety of local amenities, making it an excellent choice for families and professionals alike.

The accommodation boasts a spacious master bedroom complete with an en suite, providing a private retreat for relaxation. The additional two bedrooms are well-proportioned, ensuring ample space for family or guests. The property benefits from double glazing throughout, ensuring warmth and tranquility, while the gas-fired central heating system guarantees a cosy atmosphere during the colder months. Outside, you will find an enclosed rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property offers off-street parking for two vehicles, a valuable feature in this sought-after area.

This home presents an exceptional opportunity for those seeking a comfortable and well-located residence in Keynsham. With its modern amenities and proximity to local conveniences, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Entrance via front door into

Hallway

Stairs rising to first floor landing, under stairs storage cupboard, single radiator, doors to

Downstairs W/C



Close coupled w/c, wash hand basin with mixer taps over and storage beneath, extractor fan.

Kitchen

11'6" x 7'1" (3.51 x 2.16)



Double glazed window to front aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and gas hob with extractor over, integrated dishwasher, washing machine and fridge freezer, wall unit housing wall mounted combination boiler.

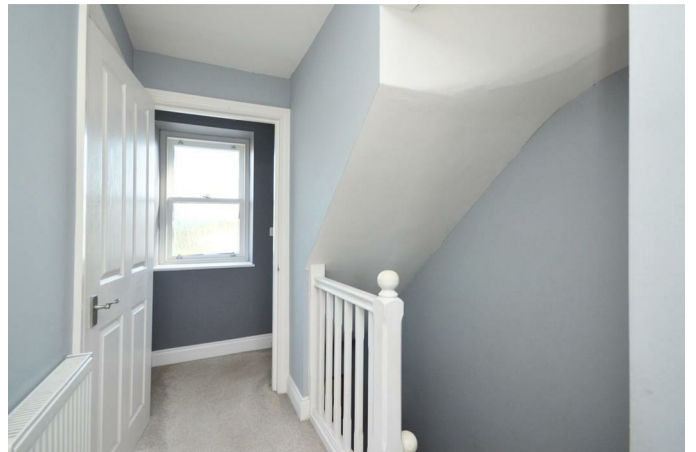
Sitting/Dining Room

19'2" x 14'0" (5.85 x 4.27)



Double glazed doors opening to rear garden, further double glazed window to rear aspect, 2 double radiators.

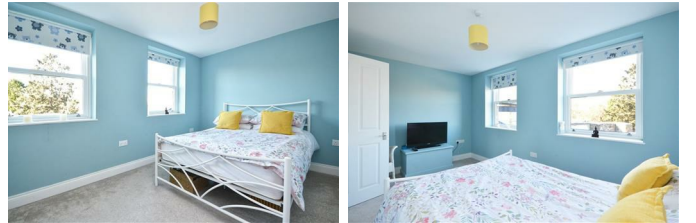
First Floor Landing



Stairs rising to second floor, single radiator, doors to

Bedroom Two

14'0" x 9'0" (4.27 x 2.76)



2 separate double glazed windows to rear aspect, double radiator.

Family Bathroom

7'1" x 6'1" (2.18 x 1.86)



Fitted bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, heated towel rail, tiled flooring, extractor.

Bedroom Three

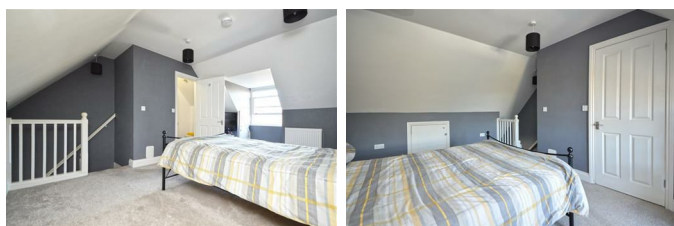
7'7" x 7'1" (2.32 x 2.18)



Double glazed window to front aspect, single radiator.

Second Floor Master Bedroom

17'11" x 13'10" (5.48 x 4.22)



Double glazed window to rear aspect, 2 double radiators, eaves storage, door to

Ensuite Shower Room



Shower cubicle with shower attachment over, pedestal wash hand basin, close coupled w/c, extractor.

Outside



The front of the property has a "private residents only" car park giving 2 allocated parking spaces. The rear garden is laid mainly to lawn and is enclosed by stone walling and wood panel fencing.

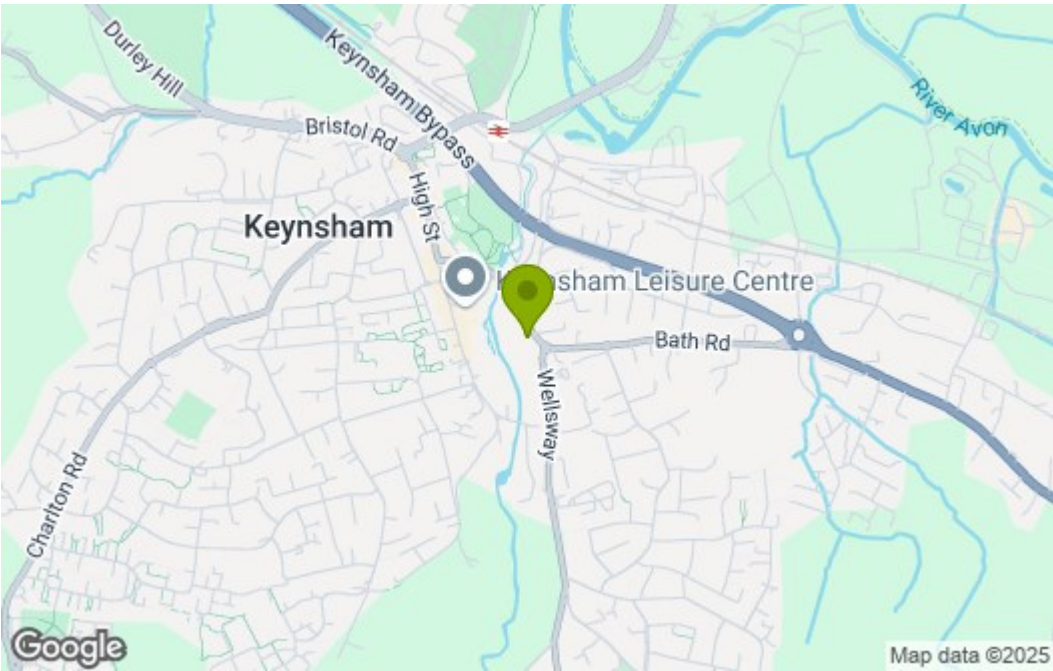
Directions

Sat Nav BS31 1HN

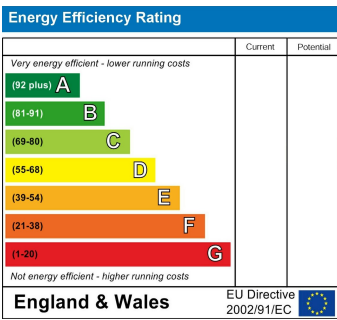
Floor Plan



Area Map



Energy Efficiency Graph



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