



158 Charlton Road, Bristol, BS31 2LG

Offers In The Region Of £275,000

Nestled on Charlton Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property is conveniently located within walking distance of Keynsham town centre, offering easy access to a variety of local amenities and transport links, making it an ideal choice for those who value convenience and community.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-proportioned bedrooms offer comfortable living quarters, while the bathroom is designed for practicality. The property benefits from double glazing throughout, ensuring a warm and inviting atmosphere, complemented by a warm air heating system. One of the standout features of this home is the enclosed low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, a garage located at the rear of the property provides valuable parking space for one vehicle, enhancing the convenience of urban living.

With no onward sales chain, this property is ready for you to make it your own. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this terraced house on Charlton Road is a wonderful opportunity not to be missed.

Entrance via uPVC double glazed front door with obscured glazed side panels and uPVC double glazed obscured window to front aspect, access to

Covered Porch

Further obscured glazed door with side panel into

Hallway

Stairs rising to first floor landing, door to

Sitting Room

13'10" x 13'10" (4.24 x 4.23)



uPVC double glazed window to front aspect, living flame gas fire with decorative marble hearth, surround and mantel over, coving, door to

Kitchen/Dining Room

16'11" x 9'10" (5.17 x 3.02)



uPVC double glazed windows to rear aspect, uPVC double glazed pedestrian door giving access to the patio and rear garden, cupboard housing Johnston and Starley warm air boiler, under stairs storage cupboard with shelving, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, tiled splash backs, space and plumbing for automatic washing machine, space for freestanding fridge freezer, space for electric cooker, under unit lighting.

First Floor Landing



Access to loft space, airing cupboard housing hot water tank and wooden shelving for linen, doors to

Master Bedroom

12'0" x 10'9" (3.67 x 3.28)



uPVC double glazed window to front aspect, a range of fitted wardrobes and drawers, dressing table.

Bedroom Two

10'9" x 9'10" (3.28 x 3.02)



uPVC double glazed window to rear aspect, built in wardrobes with hanging rail and shelving.

Bedroom Three/Study

8'10" x 6'10" (2.71 x 2.09)



uPVC double glazed window to front aspect.

Shower Room

6'7" x 5'4" (2.02 x 1.64)



Obscured double glazed window to rear aspect, suite comprising concealed cistern w/c, wash hand basin with storage beneath, corner shower cubicle with sliding glazed doors and electric Triton shower over, mostly tiled walls.

Outside



The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to gravel for ease of maintenance with planting pockets. A pedestrian wooden gate gives access to the parking area at the

rear and the single garage, with metal up and over door. The rear garden is enclosed mainly by wooden fencing. The front of the property has a concrete path leading to the front door, the remainder is laid mainly to block paving with gravel for ease of maintenance.

Directions

Sat Nav BS31 2LG

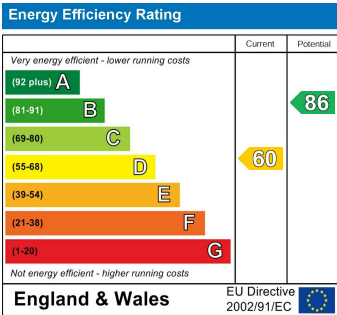
Floor Plan



Area Map



Energy Efficiency Graph



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