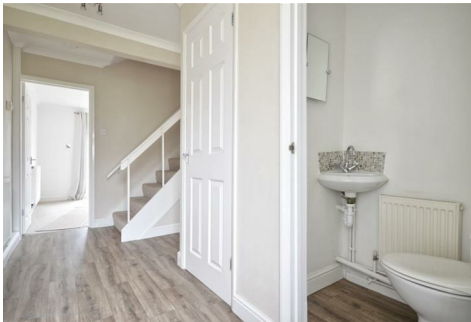




11 Windrush Green, Keynsham, BS31 1QR

Offers Over £350,000

****NO ONWARD CHAIN****

Wellsway School Catchment

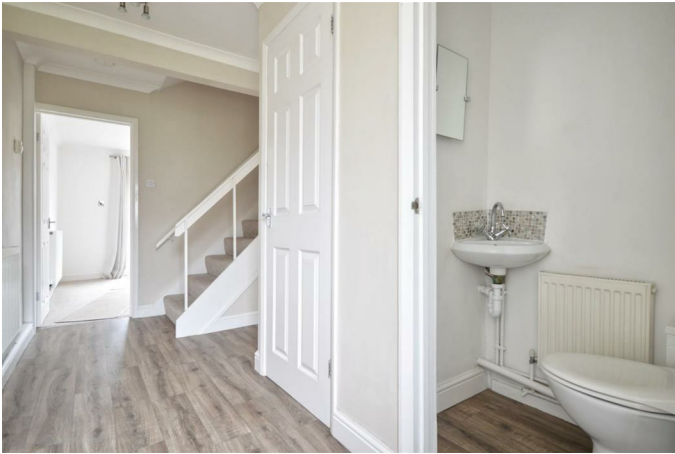
Nestled in the charming area of Windrush Green, Keynsham, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,141 square feet, the property is ideal for families or those seeking a spacious home. Built in 1960, it boasts a character that harmoniously complements modern living.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The fitted kitchen is both functional and inviting, making meal preparation a pleasure. The property features a well-appointed bathroom, including a convenient downstairs w/c, ensuring ample facilities for family and guests alike. The bedrooms are generously sized, providing comfortable retreats for

Entrance via uPVC double glazed obscured door into

Hallway

13'9" x 7'2" (4.21 x 2.19)



Stairs rising to first floor, storage cupboard, single radiator, doors to

Downstairs W/C

Close coupled w/c, wash hand basin with mixer tap over, Worcester combination boiler, single radiator.

Kitchen/Breakfast Room

12'0" x 10'4" (3.68 x 3.15)



uPVC double glazed window to front aspect, single radiator, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, space for under unit fridge freezer, space and plumbing for washing machine, integrated gas hob and oven with fitted extractor over, space for kitchen table, single radiator.

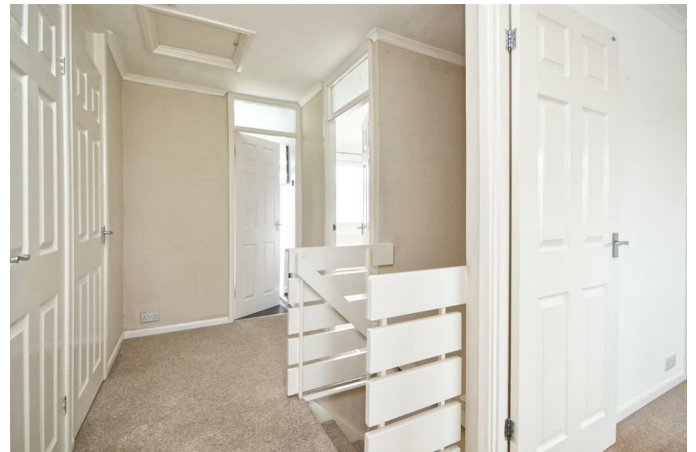
Living Room

12'11" x 18'4" (3.94 x 5.61)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed floor to ceiling windows to rear aspect, double radiator, coal effect living flame fire with surround and mantel.

First Floor Landing



Single radiator, storage cupboard with shelving for linen, additional storage cupboard, doors to

Master Bedroom

11'2" x 10'2" (3.42 x 3.11)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

Bedroom Two

10'5" x 9'6" (3.18 x 2.90)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

Bedroom Three

8'0" x 7'6" (2.45 x 2.31)



uPVC double glazed window to rear aspect, single radiator, storage cupboard.

Family Bathroom

5'0" x 8'1" (1.54 x 2.47)



Obscured uPVC double glazed window to front aspect, suite comprising paneled bath with shower attachment over, pedestal wash hand basin with mixer taps, close coupled w/c, single radiator, extractor fan.

Outside



The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door. The rear garden is well presented with a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn

with a further decking area to the rear. The rear garden is fully enclosed by wooden fencing.

Directions

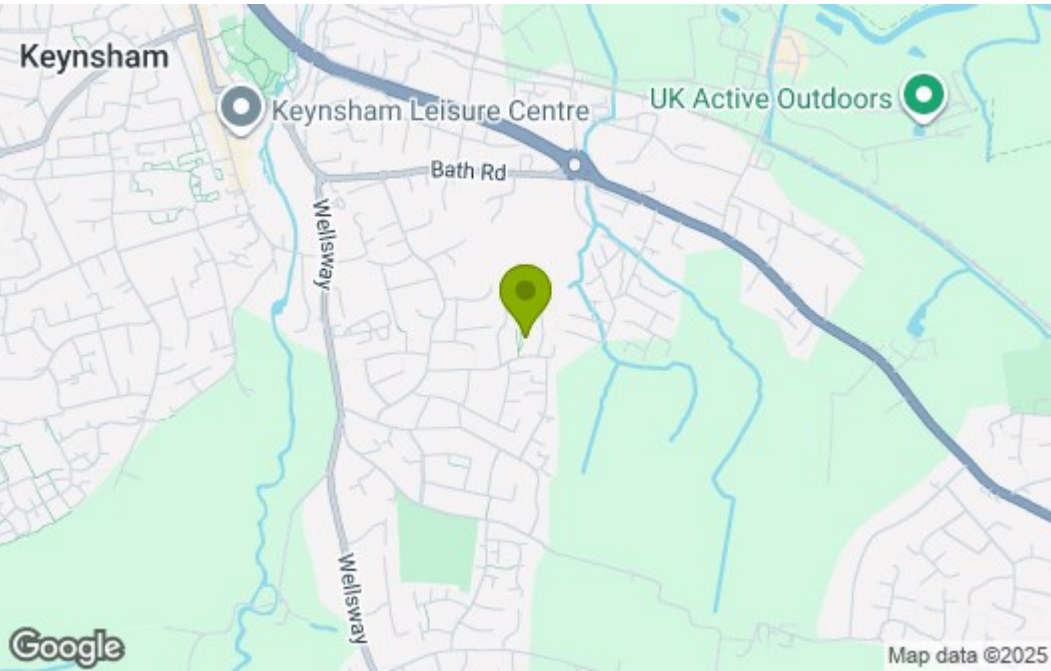
Sat Nav BS31 1QR

AGENT NOTE

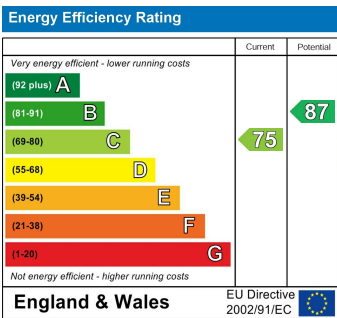
Floor Plan



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.