



10 Witham Road, Bristol, BS31 1QZ

£239,950

Nestled on Witham Road in the charming town of Keynsham, Bristol, this delightful two-bedroom ground floor flat offers an ideal blend of comfort and convenience. Perfectly positioned within the highly regarded Wellsway School catchment area, this property is just a short stroll away from local shops and essential amenities, making it an excellent choice for families and professionals alike.

Upon entering, you will be greeted by an immaculately presented interior that exudes warmth and style. The spacious living areas are designed to provide a welcoming atmosphere, perfect for both relaxation and entertaining. A standout feature of this flat is the lovely conservatory, which offers picturesque views over the surrounding countryside, allowing you to enjoy the beauty of nature from the comfort of your home.

The flat also boasts a well-equipped fitted kitchen and a modern bathroom, ensuring that all your daily needs are met with ease. Additionally, the enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. For those with a vehicle, the property includes a garage located in a nearby block, offering secure parking and extra storage options. This flat is not just a home; it is a lifestyle choice, combining modern living with the tranquillity of its surroundings.

Entrance via uPVC double glazed obscured door into

Porch

Underfloor heating, further door to

Sitting Room

19'4" x 10'4" (5.90 x 3.17)



uPVC double glazed windows to front aspect, 2 electric radiators, doors to

Kitchen

8'7" x 8'1" (2.63 x 2.48)



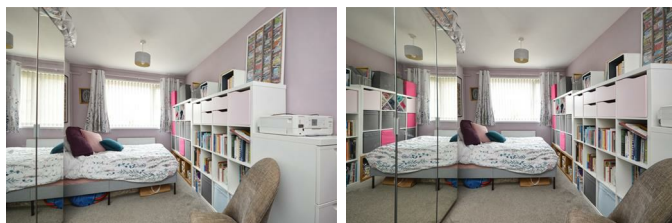
uPVC double glazed window to rear aspect, uPVC double glazed door to conservatory, a range of wall and floor units with worksurface over, Belfast style sink with mixer tap over, integrated induction hob with extractor over, integrated oven, space and plumbing for dishwasher, space for freestanding fridge freezer.

Inner Hallway

Under stairs storage cupboard, additional storage cupboard with shelving, doors to

Bedroom One

15'8" x 9'0" (4.79 x 2.75)



uPVC double glazed window to front aspect, electric radiator.

Bedroom Two



uPVC double glazed windows to rear aspect enjoying countryside views, electric radiator.

Shower Room

6'2" x 5'6" (1.88 x 1.69)



Obscured uPVC double glazed window to conservatory, close coupled w/c, wash hand basin with mixer tap and storage beneath, shower cubicle with shower over, wall mounted electric radiator.

Conservatory



uPVC double glazed windows to side and rear aspects enjoying countryside views, uPVC double glazed patio doors to rear garden, wood effect flooring, spotlights.

Outside



The rear garden has a patio area immediately adjacent to the property, the remainder is laid to lawn with a raised area for flowers and shrubs. A garden shed is also included in the sale. The rear garden is enclosed by wooden fencing with a wooden pedestrian gate giving access to the rear. The front of the property has a small garden with a pathway leading to the front door.

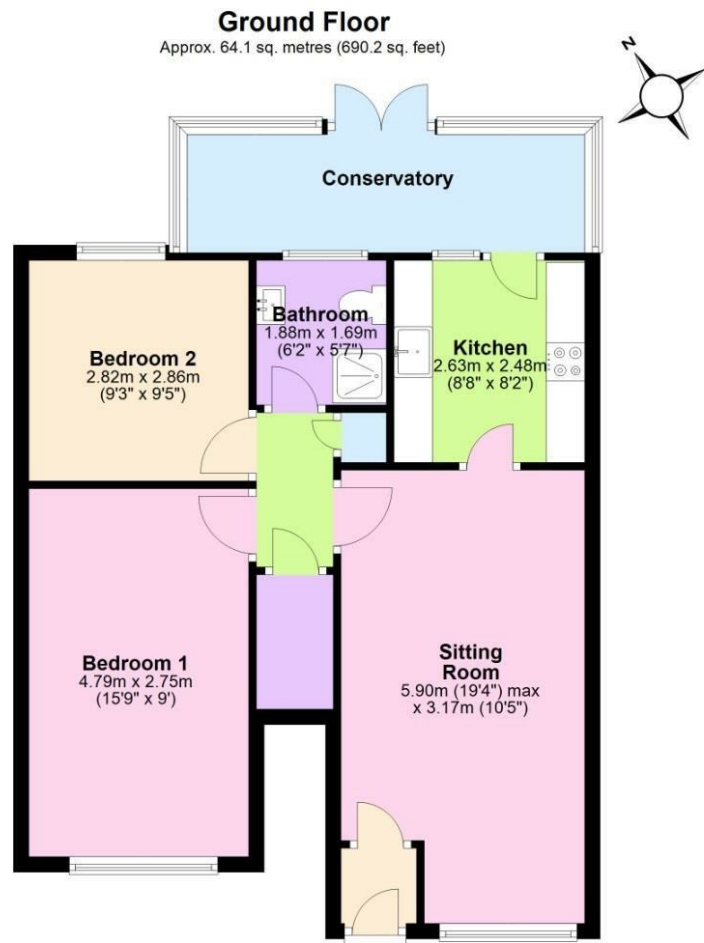
Garage

In nearby block.

Directions

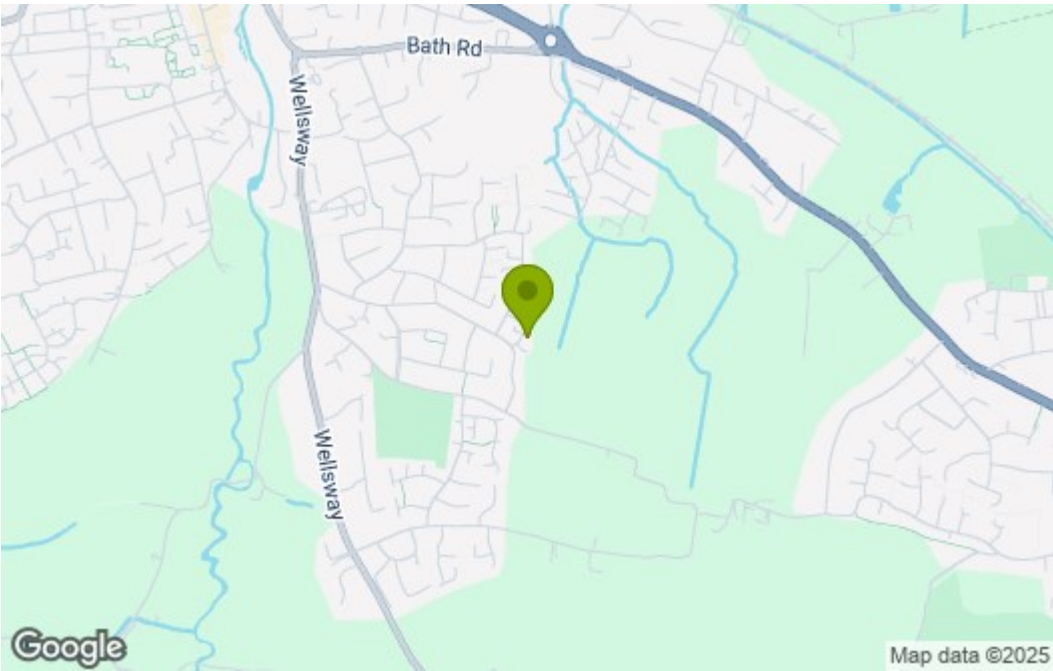
Sat Nav BS31 1QZ

Floor Plan

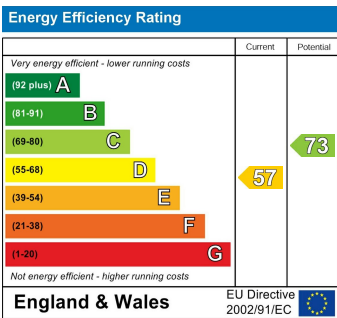


Total area: approx. 64.1 sq. metres (690.2 sq. feet)
10 Witham Rd , Keynsham, Bristol

Area Map



Energy Efficiency Graph



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