



5 Cherry Tree Close, Bristol, BS31 2RF

Offers Over £294,000

****NO ONWARD SALES CHAIN**** A THREE BEDROOM MID TERRACED PROPERTY located in a quiet cul de sac, close to local shops and amenities. This lovely property benefits from a single storey extension to the rear, a fitted kitchen and bathroom, gas fired central heating, double glazing, downstairs shower room, an enclosed low maintenance rear garden and a garage located in a block nearby. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via uPVC double glazed obscured door into

Porch

Further door to

Hallway

Stairs rising to first floor landing, single radiator, wood effect flooring, door to

Sitting Room

14'9" x 13'0" (4.50 x 3.98)



uPVC double glazed window to front aspect, double radiator, wood effect flooring, understairs storage cupboard, opening to

Dining Area

9'1" x 8'2" (2.77 x 2.51)



Single radiator, wood effect flooring, door to

Kitchen/Breakfast Room

19'10" x 12'1" (6.05 x 3.70)



uPVC double glazed window to rear aspect, uPVC obscured glass door to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and microwave, integrated gas hob with fitted extractor over, space and plumbing for dishwasher, space for freestanding fridge freezer, space and plumbing for washing machine, single radiator, tiled flooring, door to

Downstairs Shower Room

Close coupled w/c, pedestal wash hand basin with taps over, fitted shower cubicle with shower attachment over.

First Floor Landing

7'10" x 6'11" (2.41 x 2.12)

Access to loft space, doors to

Main Bedroom

14'11" x 8'11" (4.57 x 2.74)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, storage cupboard housing gas boiler.

Bedroom Two

9'3" x 8'11" (2.82 x 2.72)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'6" x 7'2" (2.92 x 2.20)



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

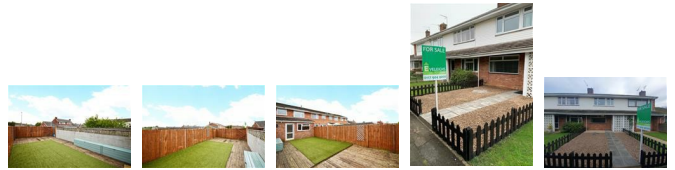
Bathroom

6'1" x 7'2" (1.86 x 2.20)



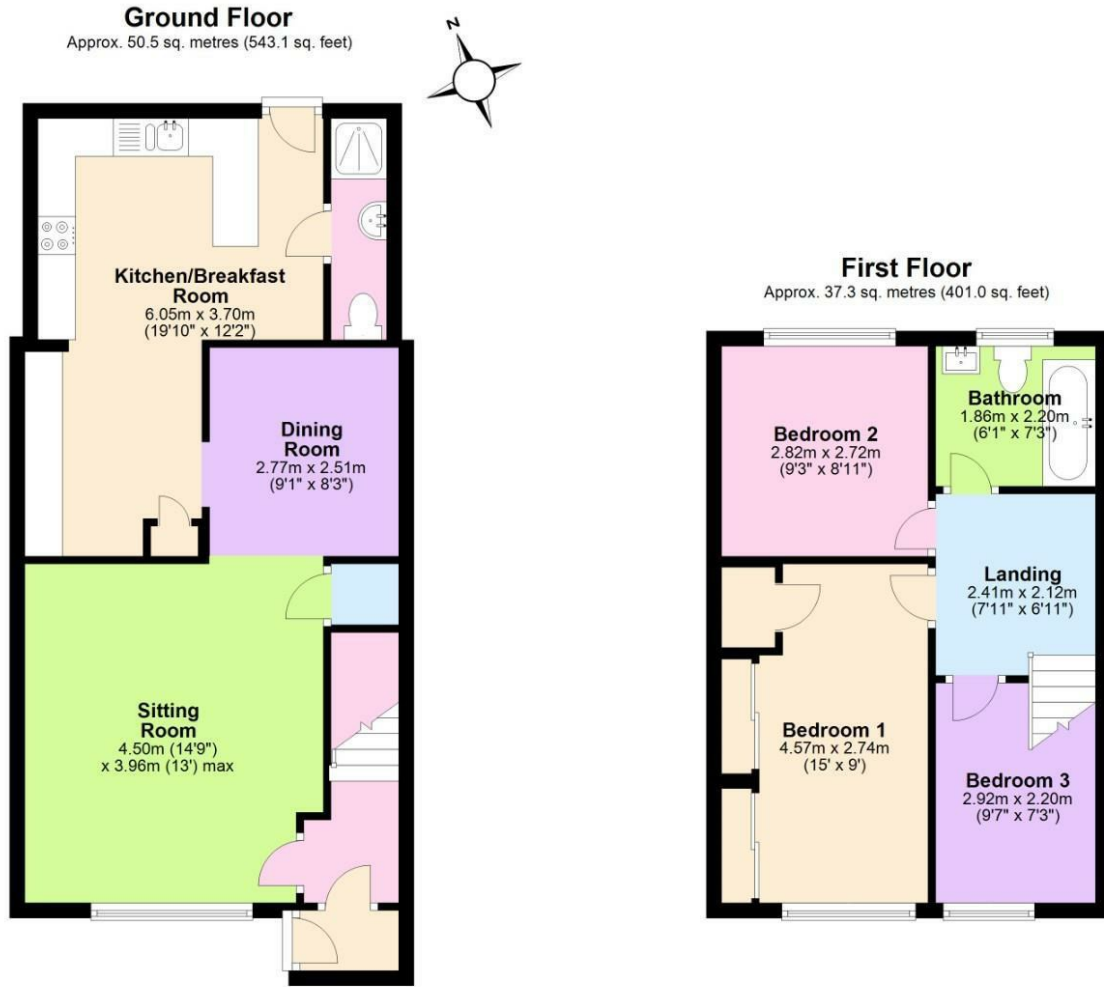
uPVC obscured double glazed window to rear aspect, suite comprising panelled bath with rainfall shower attachment over, wash hand basin with mixer taps over and storage beneath, close coupled w/c, radiator, fully tiled, tile effect flooring.

Outside



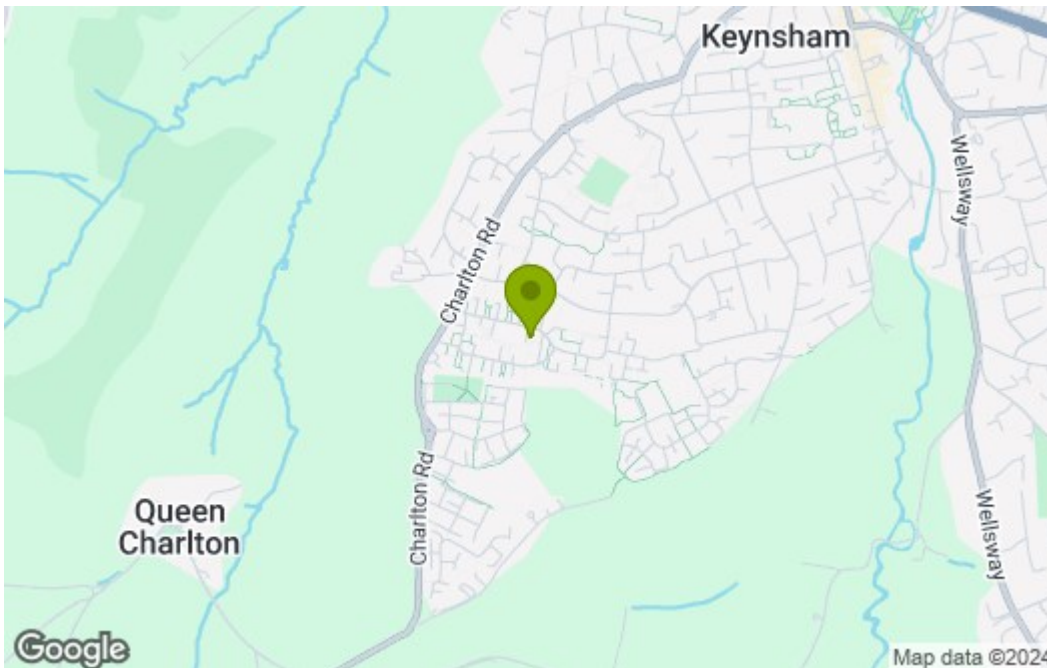
The front of the property is laid mainly to patio and is enclosed by a small wooden fence. The rear garden is laid mainly to artificial lawn for ease of maintenance with a decking area ideal for garden furniture, a wooden pedestrian gate provides access into the garden. A garage is situated in a block nearby.

Floor Plan

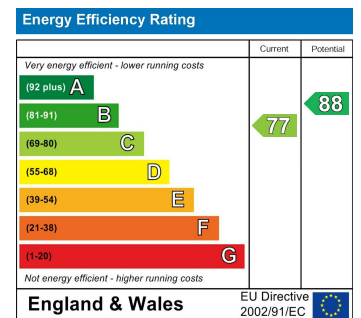


Total area: approx. 87.7 sq. metres (944.1 sq. feet)

Area Map



Energy Efficiency Graph



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