



13 Culvers Road, Bristol, BS31 2DW

Offers Over £279,995

****IN NEED OF UPDATING**** A THREE BEDROOM END OF TERRACE PROPERTY situated within walking distance to Keynsham High Street and Railway Station. The property benefits from double glazing, gas fired central heating, a well maintained southerly facing rear garden. An internal inspection is recommended.

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

****NO ONWARD SALES CHAIN****

Entrance via uPVC double glazed obscured door into

Hallway



Stairs rising to first floor landing, understairs storage area, double radiator, doors to

Sitting Room



uPVC double glazed window to rear aspect, double radiator, electric fire with tiled surround.

Dining Room



uPVC double glazed sliding patio doors opening to rear garden, fitted storage cupboard, serving hatch to kitchen, wall mounted electric fire.

Kitchen



uPVC double glazed obscured windows to front aspect, a range of wall and floor units with worksurface over, Belfast style sink with mixer taps over, space for freestanding fridge freezer, double radiator, tiled flooring, door to side aspect.

First Floor Landing

Access to loft space, doors to

Bedroom One



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

Bedroom Two



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

Bedroom Three



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

Bathroom



Obscured uPVC double glazed window to front aspect, panelled bath, pedestal wash hand basin with taps over, close coupled w/c, storage cupboard housing combination boiler.

Outside



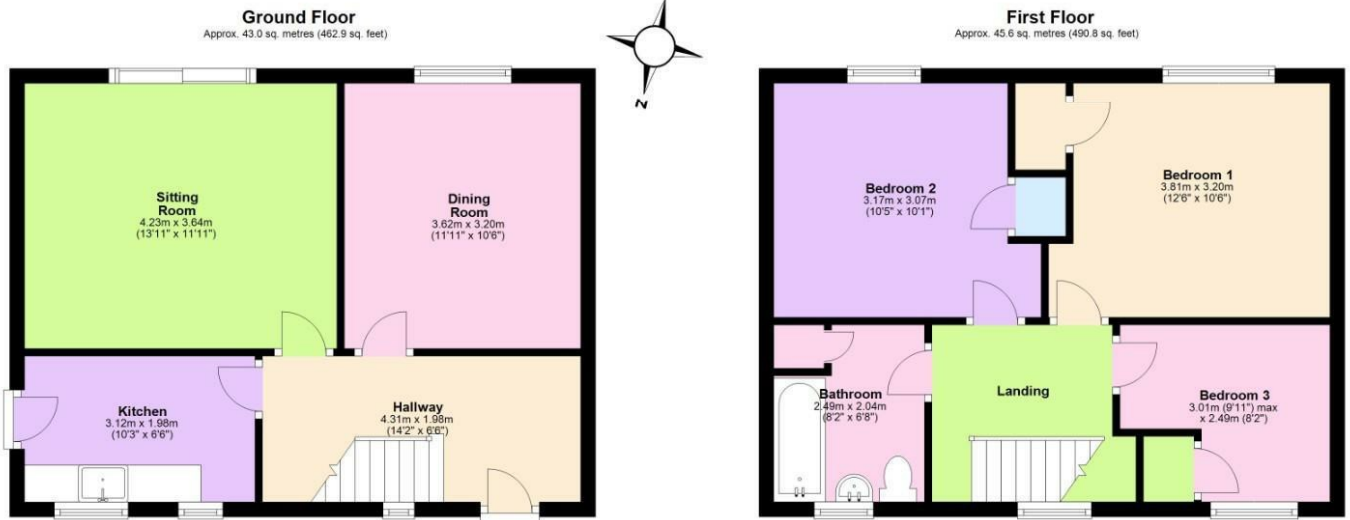
To the side of the property there are 3 storage units (one currently being used as a utility area) comprising uPVC obscured double glazed window to front aspect, space and plumbing for washing machine, sink with tap over, door to outside toilet with close coupled w/c. The

remaining two units are used as storage areas. The garden enjoys a southerly aspect and has a patio area immediately adjacent to the property, the remainder is laid to lawn and is fully enclosed by wooden fencing.

Directions

Satnav BS31 2DW

Floor Plan

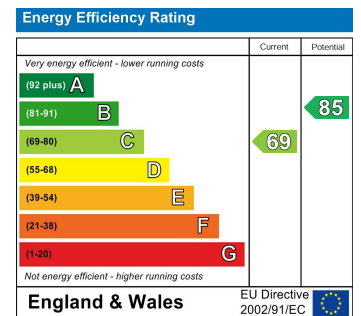


Total area: approx. 88.6 sq. metres (953.7 sq. feet)

Area Map



Energy Efficiency Graph



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