



## 14 Cranmore Avenue, Bristol, BS31 2DN

**O.I.R.O £350,000**

Nestled in the charming area of Cranmore Avenue, Keynsham, Bristol, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1950, the property boasts a spacious layout, encompassing 1,367 square feet of living space, making it an ideal family home.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as a wonderful area for family gatherings or entertaining guests. The fitted kitchen is both practical and stylish, equipped to meet all your culinary needs, while the modern bathroom ensures comfort and functionality.

One of the standout features of this property is its generous corner plot garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The garden presents a wonderful opportunity for outdoor living, perfect for summer barbecues or quiet evenings under the stars.

Entrance via composite door access to

## Hallway



Upvc double glazed window to side aspect, single radiator, tiled flooring, understairs storage area, doors leading to sitting area and kitchen dining room, stairs rising to first floor.

## Sitting Room

12'3" x 13'5" (3.74 x 4.10)



Upvc double glazed window to front aspect, single radiator, coal effect gas fire.

## Kitchen/Dining Room

10'6" x 20'1" (3.22 x 6.13)



Upvc double glazed windows to the rear aspect, range of wall and base units with work surface over, single sink drainer and mixer taps, integrated oven, electric fitted hob, space and plumbing for dishwasher, under counter fridge freezer, single radiator in dining area, larder, Upvc frosted double glazed window to side aspect,

## Additional Hallway

Upvc double glazed frosted glass door to front aspect,

Upvc double glazed frosted glass door to the rear aspect, door to storage cupboard, door to W/C, door to utility area.

## W/C

Close coupled W/C

## Utility Area

Sink with taps over, space and plumbing for a washing machine, space for tumble dryer, shelving, Upvc double glazed door the the side aspect

## Landing

8'1" x 6'3" (2.48 x 1.91)



Upvc window to the side aspect, single radiator, doors to

## Master Bedroom

11'1" x 11'5" (3.40 x 3.49)



Upvc double glazed window to the front aspect, single radiator, built in wardrobe,

**Bedroom Two**  
8'9" x 13'8" (2.69 x 4.17 )



Upvc double glazed window to rear aspect, single radiator, built in wardrobe space, cupboard housing Valliant combination boiler.

**Bedroom Three**  
7'1" x 9'8" (2.17 x 2.95 )



Upvc double glazed window to the front aspect, single radiator, fitted wardrobe space.

**Bathroom**  
5'6" x 6'2" (1.68 x 1.88 )



Upvc double glazed frosted window to rear aspect, fitted bath with shower attachment over, wash hand basin with taps over, close couples W/C, single radiator.

**Outside**



Front garden mainly laid to gravel with path leading to front door.

**Rear Garden**

Generous rear/corner plot, patio area, mainly laid to lawn, concrete shed, Westerly south facing aspect.

**Directions**

SAT NAV BS31 2DN

## Floor Plan

## Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)

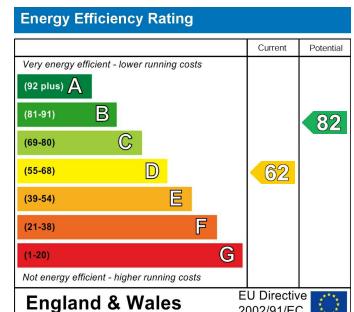
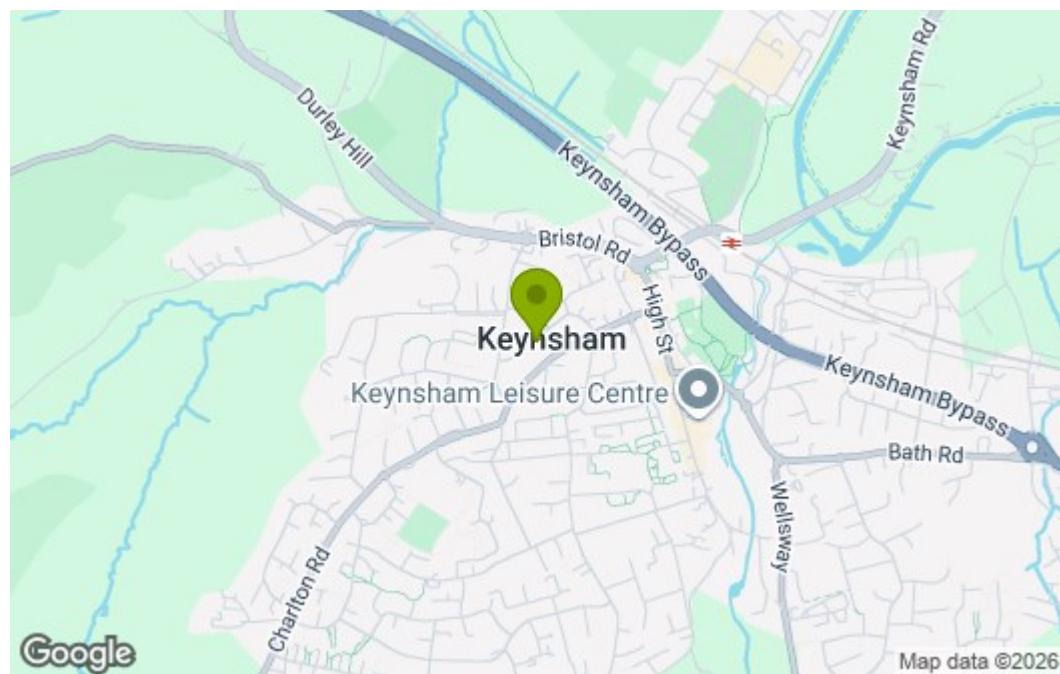


Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

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## Area Map

## Energy Efficiency Graph



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