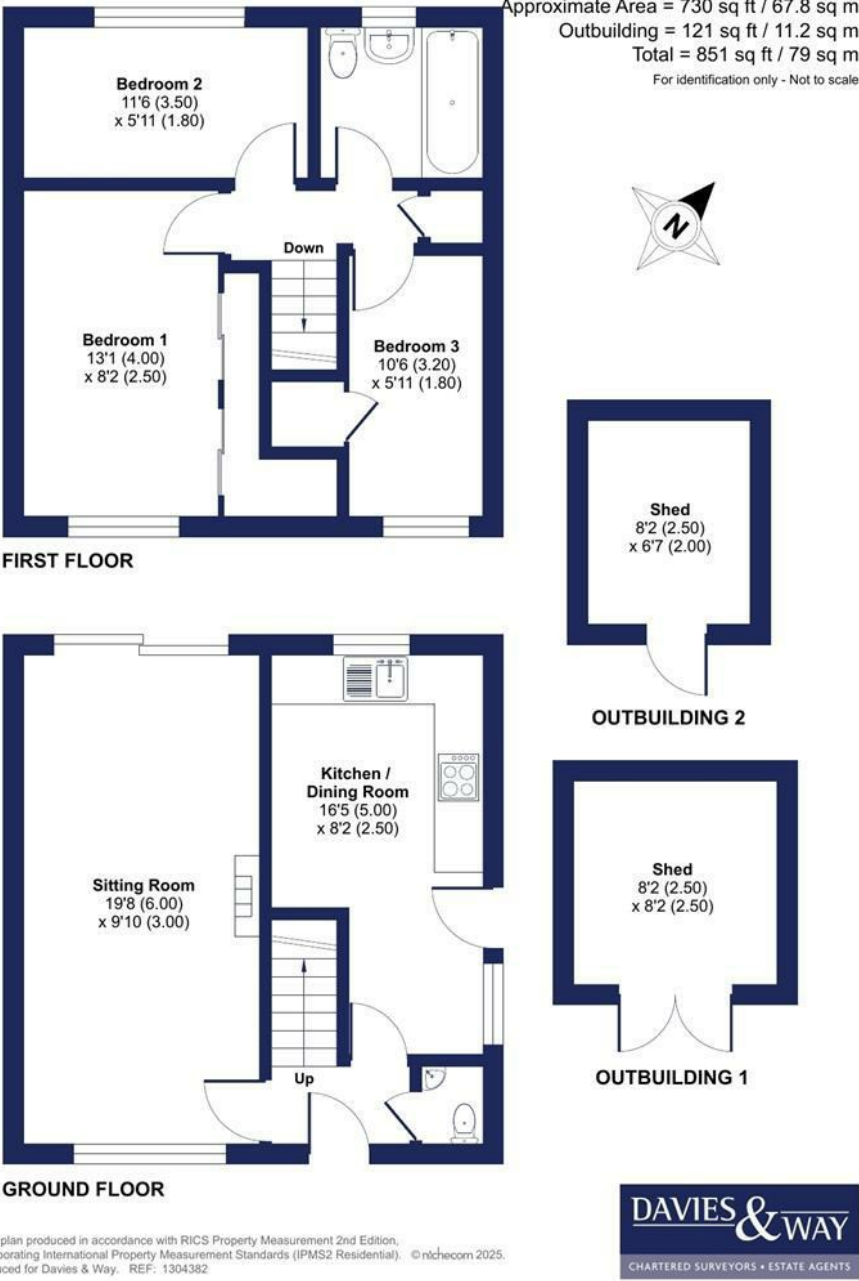


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

### Warwick Road, Keynsham, Bristol, BS31



# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

73 Warwick Road, Keynsham, Bristol, BS31 2QP



£290,000

A three bedroom end of terraced home that sits within a generous corner plot and is offered to the market with no onward sales chain.

- Corner plot
- Potential to extend
- No onward sales chain
- Lounge
- Kitchen/breakfast room
- WC
- Three bedrooms
- Family bathroom
- Generous gardens

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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# 73 Warwick Road, Keynsham, Bristol, BS31 2QP

Situated on a generous corner plot, this three-bedroom end-of-terrace home offers well-proportioned accommodation and a spacious side garden, presenting potential for extension (subject to necessary consents).

The ground floor comprises an entrance hallway, a bright and airy lounge extending 6m (19.8ft) in length, a well-appointed kitchen/breakfast room, and a convenient WC. Upstairs, a generous landing leads to three well-balanced bedrooms and a family bathroom.

Designed for ease of maintenance, the gardens include a lawned front and side area with fenced boundaries, while the enclosed rear garden features a further lawn and a generous decked seating area. The property also benefits from block-paved off-street parking, accessed via a dropped kerb, and is offered with no onward chain.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.8m x 1.2m (5'10" x 3'11" )

Stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 6m x 3.1m (19'8" x 10'2" )

Double glazed window to front aspect, double glazed patio doors to rear aspect providing access to rear garden, feature electric fireplace with solid wood surround, radiators, power points.

#### KITCHEN/BREAKFAST ROOM 4.8m x 2.8m (15'8" x 9'2" )

to maximum points. Double glazed window to rear aspect overlooking rear garden, obscured double glazed window to side aspect, obscured double glazed door to side aspect leading to side garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, sink with mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, integrated fridge, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, splashbacks to all wet areas, radiator, understairs storage cupboard, ample space for breakfast table.

#### WC 1.2m x 0.9m (3'11" x 2'11" )

Matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.7m x 0.8m (8'10" x 2'7" )

Access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

#### BEDROOM ONE 4.3m x 2.6m (14'1" x 8'6" )

Double glazed window to front aspect, built in wardrobe, radiator, power points.

#### BEDROOM TWO 3.8m x 1.8m (12'5" x 5'10" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.3m x 1.8m (10'9" x 5'10" )

Double glazed window to front aspect, built in wardrobe, radiator, power points.

#### BATHROOM 2m x 1.8m (6'6" x 5'10" )

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with fenced and shrub boundaries leading to a generous side garden that is currently utilised as a level lawn and off street parking space that's accessed via a dropped kerb, although offers further scope to extend into (subject to obtaining necessary consents).

#### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with a generous decked seating area, walled boundaries

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

This home is a Wimpey no fines construction. Prospective purchasers are to be made aware if a mortgage is being obtained for the purchase the Lender should be consulted to the build type in the first instance.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

