



## 43 Maple Walk, Bristol, BS31 2SB

### Offers In The Region Of £250,000

Positioned in Maple Walk of Keynsham, this charming two-bedroom book-end bungalow is a hidden gem waiting to be discovered. Boasting a delightful reception room, two bedrooms, and a shower room, this property offers a comfortable and inviting living space.

Situated in a peaceful residential area, this bungalow is conveniently located near shops and amenities, making daily errands a breeze. The property features uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the year. One of the standout features of this home is its low-maintenance enclosed rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a small gathering with friends and family. With the added bonus of a garage located in a nearby block, this bungalow offers both practicality and functionality for those in need of extra storage space or a secure parking spot.

Don't miss the opportunity to make this lovely bungalow your own, with the added benefit of **\*\*NO ONWARD SALES CHAIN\*\***, making the buying process smooth and hassle-free. Embrace the tranquility and

Entrance via uPVC double glazed obscured door into

### **Hallway**

Valiant combination boiler, doors to

### **Kitchen**

11'9" x 6'9" (3.59 x 2.08)



uPVC double glazed window to side aspect, uPVC double glazed obscured glass door to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, space for cooker and fridge freezer, tiled flooring, double radiator.

### **Sitting Room**

15'7" x 12'0" (4.77 x 3.66)



uPVC double glazed window to front aspect, double radiator, coal effect living flame fire with marble effect surround, door to

### **Inner Hallway**

Storage cupboard, doors to

### **Shower Room**

6'1" x 6'8" (1.86 x 2.05)



uPVC double glazed obscured window to side aspect, close coupled w/c, wash hand basin with taps over, shower cubicle, double radiator, loft hatch.

### **Master Bedroom**

15'7" x 8'11" (4.75 x 2.74)



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

## **Dining Room/Bedroom Two**

9'3" x 9'10" (2.84 x 3.00)



uPVC double glazed sliding doors opening to rear garden, single radiator.

## **Outside**



The front of the property is laid mainly to patio with a pathway leading to the front door. The rear garden is laid to patio for ease of maintenance and is fully enclosed by fencing with a pedestrian gate giving access to the rear. A garden shed is also included in the sale

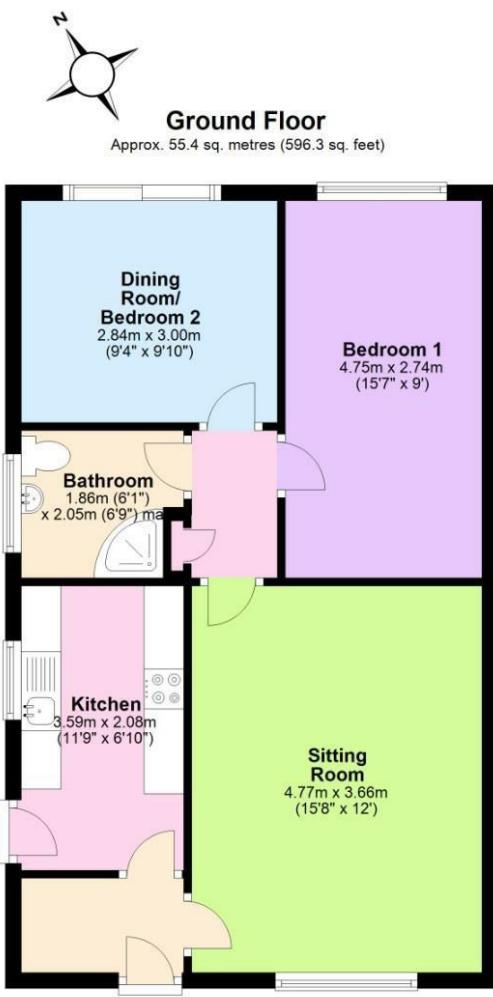
## **Garage**

Located in a block nearby.

## **Directions**

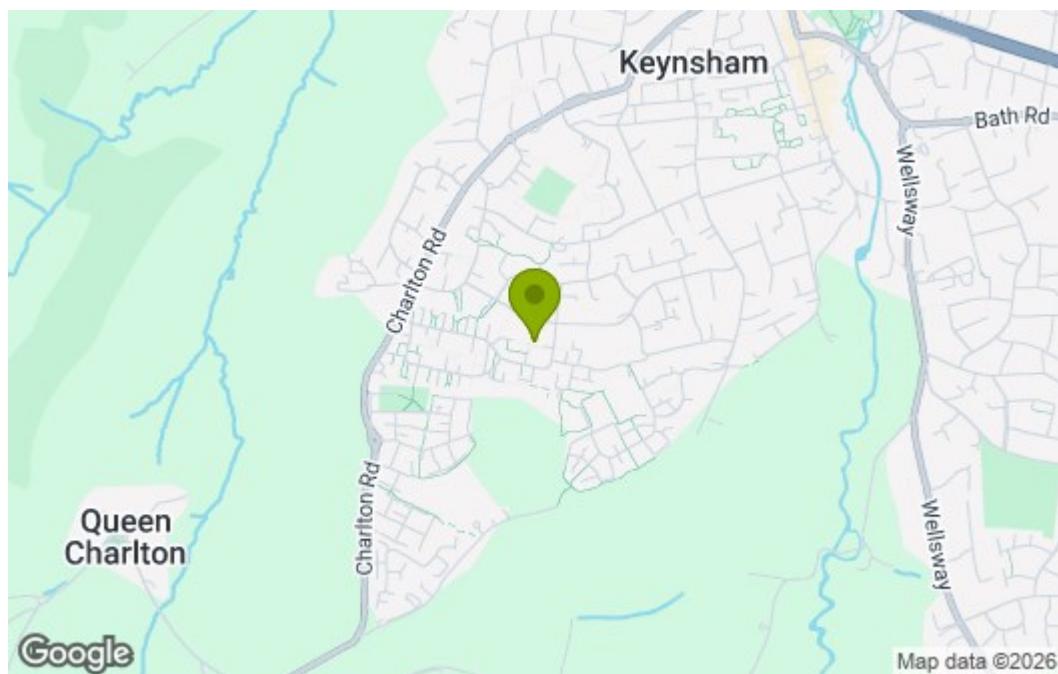
Sat Nav BS31 2SB

## Floor Plan

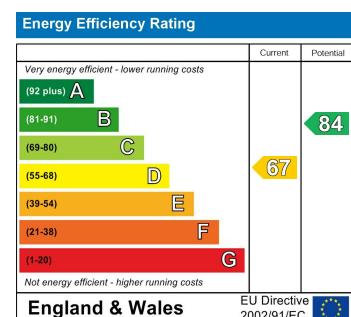


Total area: approx. 55.4 sq. metres (596.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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