



13 Cherry Tree Close, Bristol, BS31 2RF

Offers Over £285,000

Nestled in the charming Cherry Tree Close in Keynsham, Bristol, this delightful two-bedroom bookend bungalow offers a perfect blend of comfort and convenience. The property is ideally located near local shops and amenities, making daily errands a breeze.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. The bungalow features two well-proportioned bedrooms, ideal for a small family, guests, or even a home office. The recently refitted kitchen is a standout feature, boasting modern fixtures and ample storage, making it a joy for any home cook.

The property benefits from gas-fired central heating and uPVC double glazing, ensuring a cosy atmosphere throughout the year. The bathroom is functional and well-appointed, catering to all your needs.

Outside, the bungalow is complemented by a detached garage, providing additional storage or parking space. The enclosed rear garden is a true gem, meticulously maintained and perfect for enjoying sunny

Entrance via uPVC double glazed door into

Porch

Further door into

Hallway



Single radiator, doors to

Kitchen

11'8" x 6'9" (3.58 x 2.08)



uPVC double glazed window to side aspect, uPVC double glazed obscured door to side garden, a recently refitted kitchen with a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, gas hob, oven, space for freestanding fridge freezer, space and plumbing for washing machine, single radiator.

Sitting Room

16'3" x 12'0" (4.97 x 3.67)



uPVC double glazed window to front aspect, double radiator, pebble effect electric fire, wood effect flooring, door to

Inner Hallway

Storage cupboard housing electric meters, doors to

Bedroom One

15'4" x 8'11" (4.69 x 2.73)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes with hanging rail, additional storage cupboard with shelving.

Bedroom Two

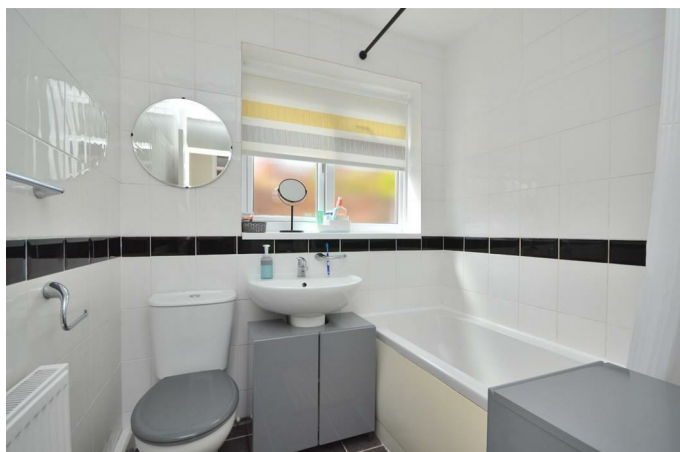
9'11" x 9'3" (3.03 x 2.84)



uPVC double glazed window to rear aspect, single radiator.

Bathroom

6'3" x 5'4" (1.92 x 1.63)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, access to loft space.

Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door. The rear garden is laid mainly to lawn and is fully enclosed by wooden fencing with a pedestrian gate,

Detached Garage

18'1" x 8'11" (5.52 x 2.73)

Large wooden barn doors for vehicle access.

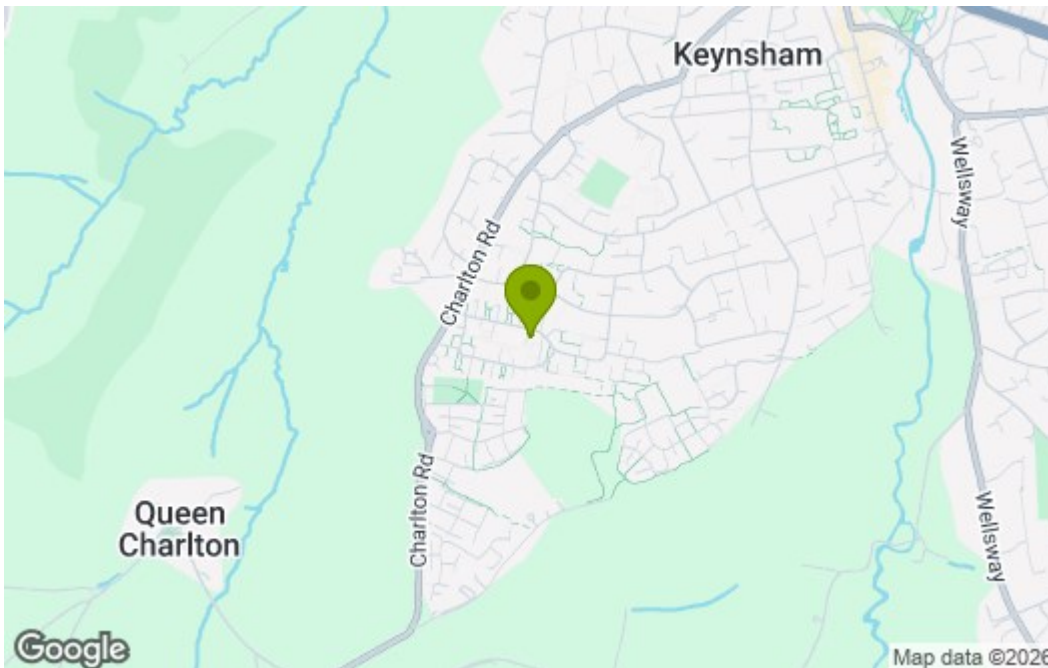
Directions

Sat Nav BS31 2RF

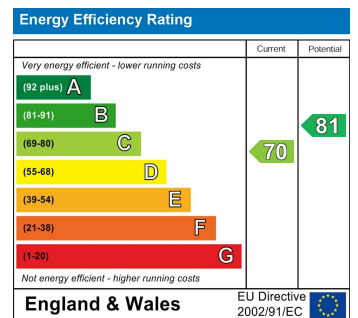
Floor Plan



Area Map



Energy Efficiency Graph



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