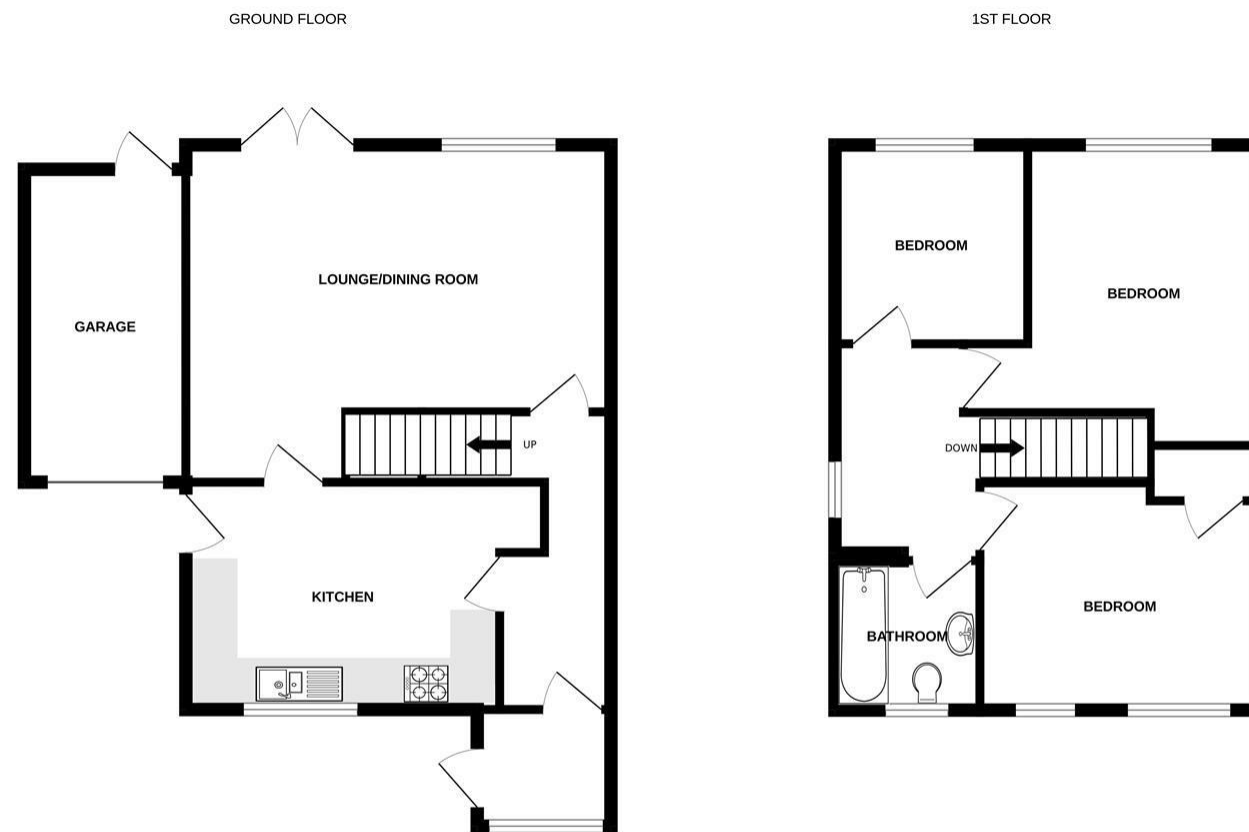


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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25 Waveney Road, Keynsham, Bristol, BS31 1RU



£385,000

A well cared for and improved three bedroom semi detached home that's located within a quiet cul de sac setting.

- Semi detached
- Entrance hallway
- Lounge/Dining room
- Kitchen
- Landing
- Three Bedrooms
- Family Bathroom
- Garage
- Marketed with complete onward chain

## 25 Waveney Road, Keynsham, Bristol, BS31 1RU

A fine example of a modern and improved three bedroom semi detached home that's located in a peaceful cul de sac on the Wellsway side of town and offers bright and airy accommodation well suited to upsizing families.

Internally the ground floor comprises of a spacious porch that leads to the entrance hallway which in turn leads to a bright and airy lounge/dining room that measures 5.7m x 3.7m (18.8 x 12.1') and directly overlooks the rear garden as well as a modern fitted kitchen. To the first floor the home benefits from three good sized bedrooms and a modern three piece family bathroom. Externally both front and rear gardens have been landscaped with ease of maintenance in mind with the front garden being larger than typical for the area that's mainly laid to lawn and benefits from a generous driveway with ample parking while the rear is predominately laid to artificial lawn enclosed with fenced boundaries and offers a raised deck and separate patio ideal for entertaining. The property further benefits from a single garage that's accessed via up and over door and a complete onward sales chain.

### INTERIOR

#### GROUND FLOOR

##### **PORCH 1.6m x 1.5m (5'2" x 4'11" )**

Obscured double glazed windows to front and side aspects, obscured glazed door leading to hallway.

##### **HALLWAY 4m x 1.5m (13'1" x 4'11" )**

to maximum points. Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

##### **LOUNGE/DINING ROOM 5.7m x 3.7m (18'8" x 12'1" )**

Double glazed window to rear aspect overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden, radiator, feature electric fireplace, power points, opening leading to kitchen.

##### **KITCHEN 4.1m x 3m (13'5" x 9'10" )**

Double glazed window to front aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for oven with stainless steel extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, power points, splashbacks to all wet areas.

#### FIRST FLOOR

##### **LANDING 2.8m x 1.6m (9'2" x 5'2" )**

Access to loft via hatch, double glazed window to side aspect, built in storage cupboard housing gas combination boiler, power points. Doors leading to rooms.

##### **BEDROOM ONE 3.7m x 3.2m (12'1" x 10'5" )**

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

##### **BEDROOM TWO 3.9m x 3.1m (12'9" x 10'2" )**

Dual double glazed windows to front aspect, built in wardrobe, radiator, power points.

##### **BEDROOM THREE 2.8m x 2.5m (9'2" x 8'2" )**

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

##### **BATHROOM 2.1m x 1.8m (6'10" x 5'10" )**

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

### EXTERIOR

#### FRONT OF PROPERTY

Spacious front garden mainly laid to lawn with hardstanding driveway that's accessed via a dropped kerb and provides generous parking. Access to garage, path leading to front door.

#### REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn, fenced boundaries, raised deck and patio ideal for al fresco dining, raised flower beds, pedestrian access to garage.

#### GARAGE

Single garage accessed via up and over door with glazed door leading to rear garden, benefitting from power, lighting and storage to eaves.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://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

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

