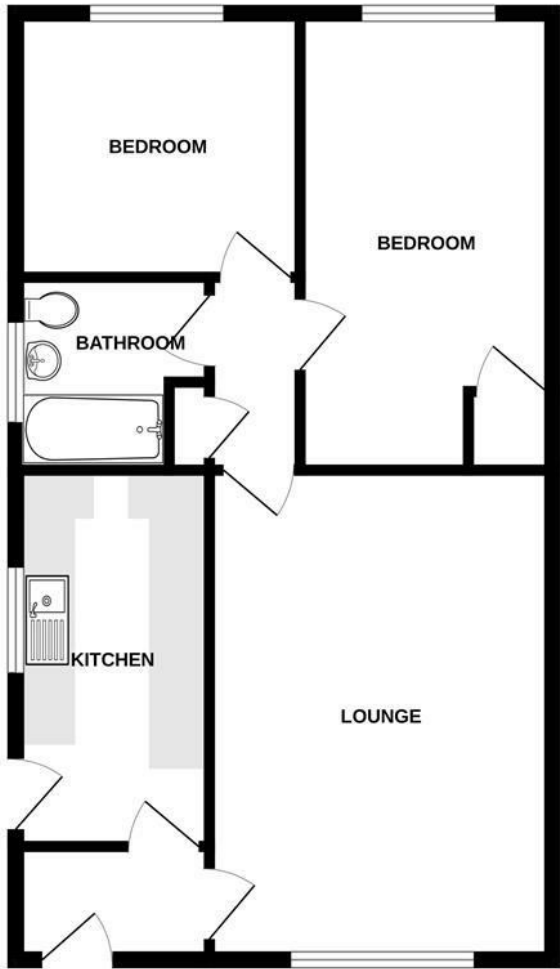


| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            | <b>65</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                                                        |
|                                             |           |  |

GROUND FLOOR



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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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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DAVIES & WAY

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33 Maple Walk, Keynsham, Bristol, BS31 2SB



£230,000

A well proportioned two bedroom book end bungalow located near by Keynsham's local amenities.

- Bookend Bungalow ▪ Front garden ▪ Lounge ▪ Kitchen ▪ Two bedrooms ▪ Bathroom ▪ Rear garden ▪ Garage



## 33 Maple Walk, Keynsham, Bristol, BS31 2SB

This two bedroom end of terrace bungalow is offered to the market with no onward chain and is ideally situated close to a range of Keynsham's local amenities. It presents an excellent opportunity for those looking to downsize.

The property is accessed via an entrance hall, leading to a well appointed kitchen and a spacious living room. An inner hallway provides access to two double bedrooms and a family bathroom.

Externally, the property benefits from low maintenance front and rear gardens. The front garden is predominantly laid to patio, while the generously sized rear garden is mainly laid to artificial lawn. Additional benefits include a garage located in a nearby block.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 2m x 1.1m (6'6" x 3'7")

Doors to lounge and kitchen, radiator.

##### LOUNGE 4.9m x 3.6m (16'0" x 11'9" )

Double glazed window to front aspect and door to hallway. Fireplace, radiator and power points.

##### HALLWAY 1.7m x 0.8m (5'6" x 2'7" )

Doors to bedrooms, bathroom and a cupboard housing fuse box and meters.

##### BEDROOM ONE 4.7m x 2.7m (15'5" x 8'10")

Double glazed window to rear aspect, cupboard housing hot water cylinder, radiator and power points.

##### BEDROOM TWO 3m x 2.7m (9'10" x 8'10" )

Double glazed window to rear aspect, radiator and power points.

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

Double glazed obscured window to side aspect, access to loft via hatch, panelled bath with taps over and an electric shower, vanity basin unit with mixer tap over and a low level WC. Fully tiled walls and a heated towel rail.

##### KITCHEN 3.5m x 2m (11'5" x 6'6" )

Double glazed obscured door to side access and window to side aspect. Matching wall and base units with work surfaces over and tiled splashbacks. Space and plumbing for white goods and a freestanding oven, one and a quarter basin with mixer tap over and power points.

#### FRONT OF PROPERTY

Mainly laid to patio slabs with brick walls to boundaries and side access to rear garden.

#### REAR GARDEN

Mainly laid to artificial lawn with laid to stone patio and fenced boundaries.

#### GARAGE

In a nearby block.

#### 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](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 1800mbps (Source - Ofcom).

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

