



NIGEL FUDGE
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FOR SALE
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Bath Road & Annexe, Keynsham, Bristol, BS31 1TD

Offers In Region Of £700,000

NIGEL FUDGE

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Bath Road & Annexe, Keynsham, Bristol, BS31 1TD

Often hard to find, this is one of those rare properties, that combines character and space with a modern annexe, generous garden and all wrapped up in a popular location.

A 1930's gorgeous Semi-detached home that retains many of its heritage features fused with a modern upgrade making a very charming and generous home. We love the large kitchen area and reception rooms. Upstairs three good sized bedrooms and a beautiful bathroom. There is cope in the loft to add more bedrooms and an ensuite subject to consents.

The Annexe is self contained, added in 2011 is ideal for a family member to live independently but close by. The two properties can enjoy the large gardens and parking. I feel the garage area could be knocked down to create a large hardstanding for multiple cars to park with ease.

Located near excellent primary and secondary schools, Waitrose supermarket and easy commuting links to both Bristol and Bath.





Entrance Hall

1.95m x 1.11m (6'4" x 3'7")

Obscure double glazed door and a double glazed window to the front aspect, coved ceiling, recessed spot lights and a black and white tiled floor.

Hallway

Obscure French doors with lead frame to the front aspect, coved ceiling, recessed spot lights, smoke alarm, radiator and a stairs leading to the first floor with two under-stairs storage cupboards.

Living Room

4.95m x 4.28m (16'2" x 14'0")

Double glazed bay window to the front aspect, corniced ceiling, picture rail, fireplace with a stone surround, granite hearth, ornate metal surrounds with an inset coal effect gas fire, radiator, television aerial and beech wooden floor.





Cloakroom

1.36m x 1.33m (4'5" x 4'4")

Radiator and laminate floor with a two piece suite comprising of a corner wash hand basin with tiled splash backs over and a low level WC.

Dining Room

3.79m x 3.75m (12'0" x 11'11")

Double glazed window to the rear aspect, corniced ceiling, picture rail, fireplace with wooden surround, granite hearth and an inset coal effect gas fire, radiator and oak wooden flooring.

Kitchen/Breakfast Room

6.56m x 3.91m (21'6" x 12'9")



Landing

Double glazed window to the side aspect, corniced ceilings, picture rail and a loft hatch.

Bedroom One

5.11m into the bay x 3.87m (16'9" x 12'8")

Double glazed bay window to the front aspect, corniced ceilings, picture rail and a radiator.

Bedroom Two

4.35m x 3.78m (14'3" x 12'4")

Double glazed window to the rear aspect, corniced ceiling, picture rail and a radiator. There is double cupboard with overhead storage, one of the spaces houses the wall mounted valiant combination boiler.



Bedroom Three

2.8m x 2.42m (9'2" x 7'11")

Double glazed window to the front aspect, corniced ceiling, picture rail and a radiator.

Bathroom

2.57m x 1.72m (8'5" x 5'7")

Obscure double glazed windows to the rear and side aspects, coved ceiling, recessed spot lights, partially tiled walls chrome towel radiator and vinyl flooring, There is a three piece suite comprising of a bath with a mixer shower over and a glass shower screen, pedestal wash hand basin and a low level WC.

Annexe



Kitchen/Breakfast/Living room
4.58m max x 4.29m max (15'0" x 14'0")

Upvc door to the side aspect, double glazed windows to the front and side aspects, smoke alarm, radiator, television socket and a vinyl floor.

The kitchen area has a range of wall and base units with laminate work surfaces, tiled splash backs, stainless steel sink with a wider tap over, an electric hob with an extractor hood over electric oven and spaces for a fridge and washing machine.

Bedroom Four
3.11m x 2.66m (10'2" x 8'8")

Double glazed skylight, consumer unit and a radiator.



Rear Garden
20.2m x 10.92m max (66'3" x 35'9")

Enclosed by wooden fencing and rendered walls with a side access gate. The garden is level and laid to a large wooden decked area, a patio and the main garden is laid to artificial lawn allowing for year around usage. At the end is access to the garage and a work shop.

Front Garden
Enclosed by a wooden fence and a stone wall with wooden planters over, there is a side access gate and a rear garden access gate. The area is laid to gravel clippings keeping it low maintenance with a pathway to the front door of the house, annexe and rear garden.

Garage

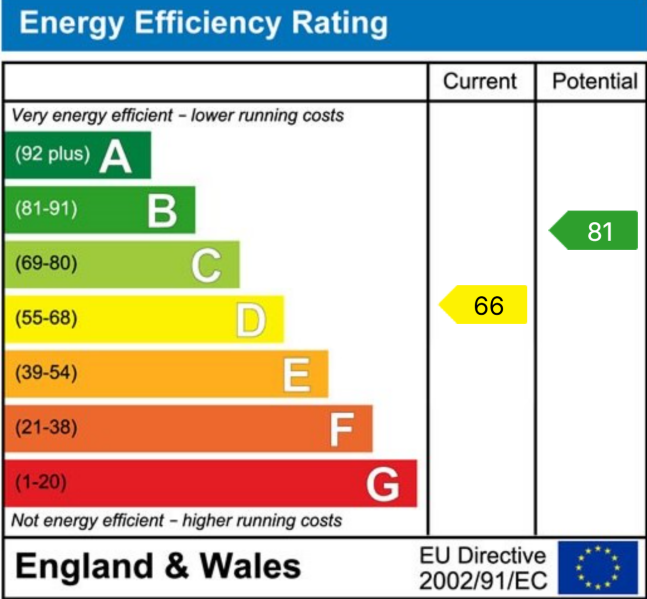


Workshop
5.43m x 3.81m (17'9" x 12'6")

Doors to the front and rear aspects, concrete floor.

Agents Notes
Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = D for the main house and Band C for the annexe. House Council Tax Band – D (£2,325.10 PA estimate) Annexe Council Tax Band – A (£1550.07) Bath & Northeast Somerset, Services - Mains Electricity, Mains Water, Mains Drainage, Mains Gas.







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