



18 Winscombe Close, Bristol, BS31 2HR

Offers In The Region Of £360,000

Nestled in the charming area of Winscombe Close, Keynsham, Bristol, this delightful three-bedroom end of terrace house presents an excellent opportunity for families and professionals alike. The property is well presented, showcasing a modern fitted kitchen and a stylish bathroom, ensuring comfort and convenience for its residents.

As you enter, you will be greeted by an inviting open plan family and dining room, perfect for entertaining guests or enjoying quality time with loved ones. The space is filled with natural light, creating a warm and welcoming atmosphere. The utility room adds practicality, making household chores a breeze.

The house is equipped with gas fired central heating and uPVC double glazing, providing energy efficiency and warmth throughout the year. Each of the three bedrooms offers ample space, making it ideal for a growing family or those needing extra room for guests or a home office.

Entrance via composite double glazed obscured door to

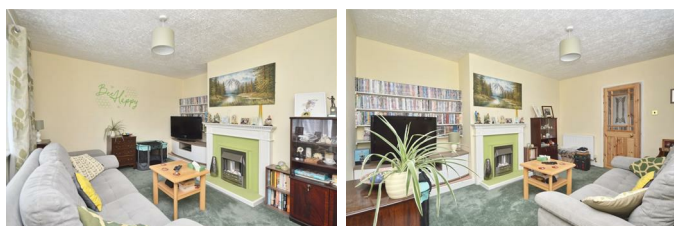
Hallway



Stairs rising to first floor landing, understairs storage cupboard, single radiator, doors to

Lounge

12'4" x 14'5" (3.76 x 4.40)



uPVC double glazed feature bay window to front aspect, double radiator, pebble effect electric fire with tile surround.

Dining/Family Room

9'5" x 21'1" (2.89 x 6.43)



Two uPVC double glazed doors opening to rear garden, single radiator, fitted bookshelves, understairs storage cupboard with shelving, door to

Kitchen

19'3" x 7'8" (5.87 x 2.35)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, Belfast style sink with mixer taps over, space for under unit fridge freezer, space for Rangemaster style gas cooker, space and plumbing for dishwasher, breakfast bar, single radiator, further door to

Utility Room

6'4" x 7'8" (1.95 x 2.35)



A range of wall and floor units with worksurface over, sink drainer unit with taps, space for tumble drier, space and plumbing for washing machine, single radiator, uPVC double glazed obscured door to rear garden.

First Floor Landing



uPVC double glazed window to side aspect, access to loft space, doors to

Master bedroom

12'3" x 13'1" (3.74 x 3.99)



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

Bedroom Two

9'5" x 14'2" (2.89 x 4.32)



uPVC double glazed window to front aspect, single radiator, open wardrobe space with hanging rail.

Bedroom Three

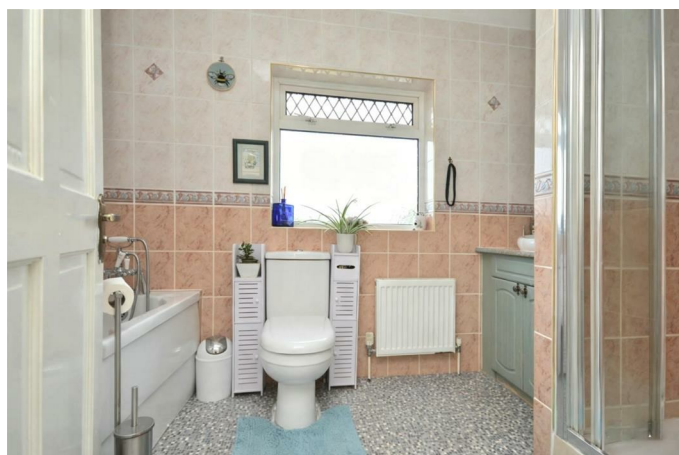
7'3" x 9'8" (2.22 x 2.96)



uPVC double glazed window to side aspect, single radiator, storage cupboard with shelving.

Family Bathroom

5'7" x 9'3" (1.72 x 2.83)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with shower attachment over, wash hand basin with taps over and storage beneath, close coupled w/c, separate shower cubicle, single radiator, fully tiled walls, extractor.

Outside



The rear garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a further area laid to concrete ideal for additional garden furniture. There are borders containing a good selection of plants and

shrubs. A garden shed and small greenhouse are included in the sale. The rear garden is enclosed by wood panel fencing. The front of the property has a block paved driveway providing off street parking for several vehicles.

Directions

Sat Nav BS31 2HR

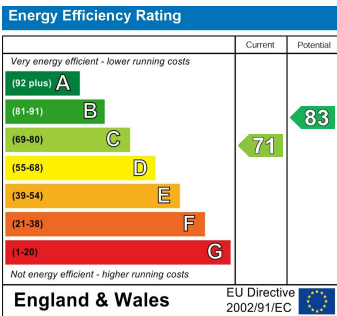
Floor Plan



Area Map



Energy Efficiency Graph



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