

## 43 St. Johns Court, Bristol, BS31 2AZ Offers In The Region Of £287,500

**\*\*Vacant Possession\*\*** Welcome to this charming three-bedroom end of terrace house located in St. Johns Court, Keynsham, Bristol. Spanning an impressive 1,109 square feet, this property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

Built in 1970, the house has been thoughtfully designed to meet modern living standards while retaining its character. The spacious reception room provides a warm and inviting space for relaxation and entertaining guests. The fitted kitchen is well-equipped, ensuring that meal preparation is both enjoyable and efficient. Additionally, a utility area adds practicality to daily chores.

The property features three well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is fitted to a good standard, catering to the needs of the household.

One of the standout features of this home is the low maintenance enclosed rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in the fresh air. The property benefits from uPVC double

Entrance val front door into

### Hallway

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

### Downstairs Cloakroom



Obscured uPVC double glazed window to front aspect, close coupled w/c, wash hand basin with taps over.

### Kitchen/Dining Room

9'4" x 16'1" (2.86 x 4.92)



uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, double radiator, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and electric hob with extractor over, space and plumbing for washing machine, wall unit housing Worcester combination boiler, door to

### Utility Area

10'9" x 7'7" (3.28 x 2.32)

uPVC double glazed window to side aspect, uPVC double glazed obscured door to rear garden, space and plumbing for washing machine, space for tumble drier, space for American style fridge freezer, electric radiator.

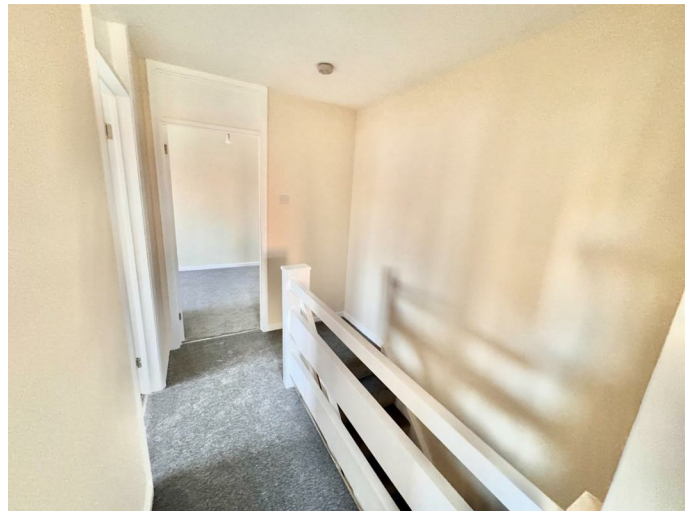
### Sitting Room

15'10" x 10'11" (4.84 x 3.33)



uPVC double glazed floor to ceiling window to rear aspect, double radiator.

### First Floor Landing



Storage cupboard with shelving for linen, doors to

### Bedroom One

15'11" x 8'2" (4.87 x 2.51)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Two

9'4" x 11'8" (2.85 x 3.58)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

9'4" x 6'9" (2.87 x 2.06)



uPVC double glazed window to rear aspect, single radiator.

### Family Bathroom

6'1" x 6'0" (1.86 x 1.85)



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.

### Outside



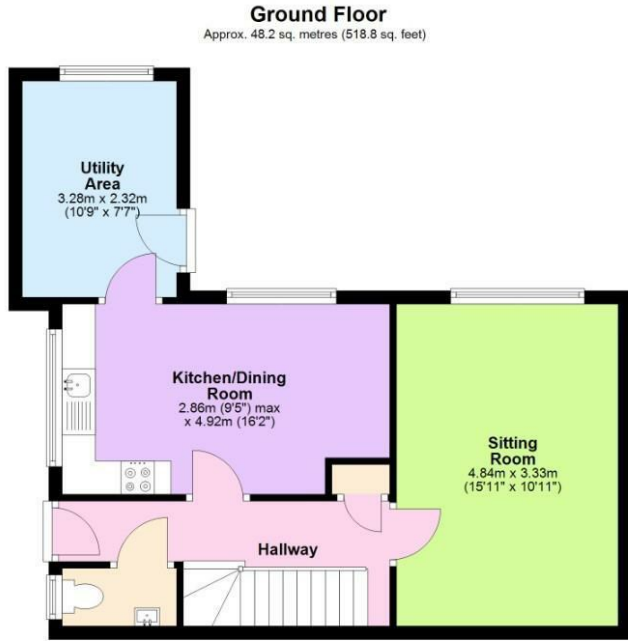
There is a courtyard style garden to the rear of the property with a patio immediately adjacent to the

property ideal for table and chairs, the remainder is laid to gravel for ease of maintenance. The rear garden is fully enclosed by wooden fencing with a pedestrian gate providing access to the rear.

**Directions**

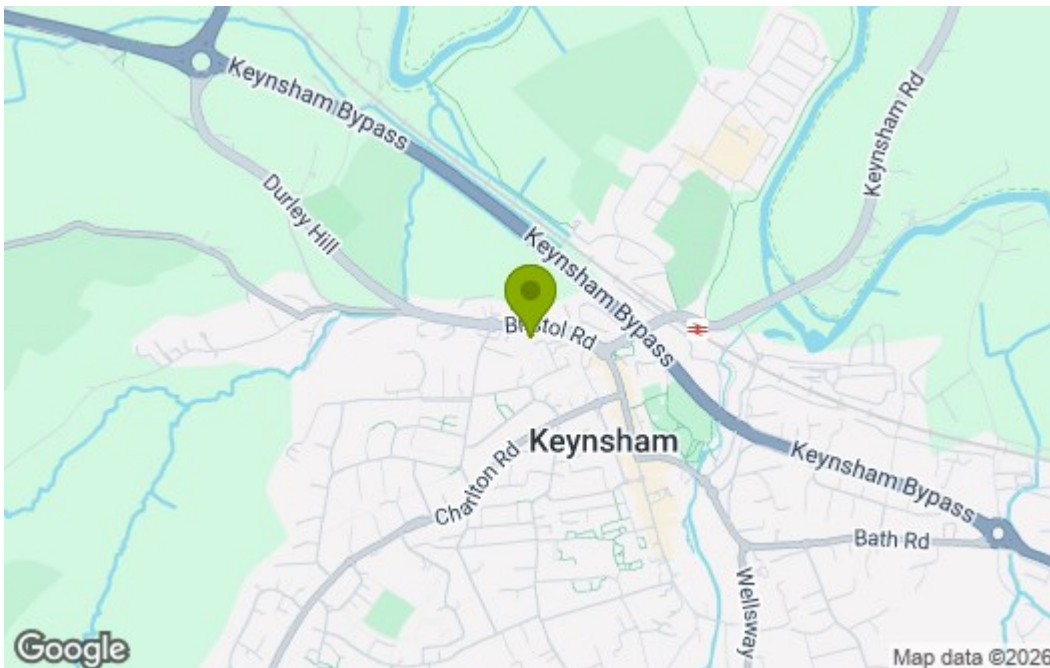
Sat Nav BS31 2AZ

# Floor Plan



Total area: approx. 89.1 sq. metres (959.4 sq. feet)  
**43 St Johns Court, Keynsham**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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