



24 Deveron Grove, Bristol, BS31 1UJ Offers In The Region Of £249,950

Nestled in the charming Deveron Grove, Keynsham, this immaculately presented first-floor flat offers a delightful living experience. With two spacious double bedrooms and a well-appointed bathroom, this property is perfect for those seeking a modern yet cosy home. The flat has been thoughtfully updated, featuring a brand new kitchen that is both stylish and functional, alongside a contemporary bathroom that enhances the overall appeal.

The low-maintenance enclosed rear garden provides a serene outdoor space, ideal for relaxation or entertaining guests. Built in 1970, this flat combines classic charm with modern conveniences, including gas-fired central heating and uPVC double glazing, which not only improve energy efficiency but also create a peaceful atmosphere within.

Conveniently located within walking distance of local shops and amenities, this property strikes a perfect balance between tranquility and accessibility. Families will appreciate being within the highly regarded Wellsway School catchment area, ensuring excellent educational opportunities for children.

Entrance via uPVC obscured double glazed door into

Hallway/Stairs

Small area for storage and coats, stairs rising to first floor.

First Floor

uPVC double glazed window to rear aspect, single radiator, storage cupboard, additional storage cupboard housing Worcester combination boiler, doors to

Master Bedroom

10'11" x 10'11" (3.35 x 3.34)



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

Bedroom Two

11'3" x 10'3" (3.45 x 3.14)



uPVC double glazed window to front aspect, fitted wardrobes, double radiator.

Bathroom



A recently refitted white suite comprising paneled bath with shower attachment over, close coupled w/c, wash hand basin with mixer tap over and storage beneath, spot lights, heated towel rail.

Sitting/Dining Room

17'1" x 13'2" (5.21 x 4.02)



uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, double radiator, storage cupboard, door to

Kitchen

13'10" x 8'10" (4.24 x 2.70)



uPVC double glazed window to side aspect, a recently refitted kitchen comprising a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, integrated double oven, space for fridge freezer, integrated Neff induction hob with Neff extractor hood over, integrated washing machine and dishwasher.

Outside



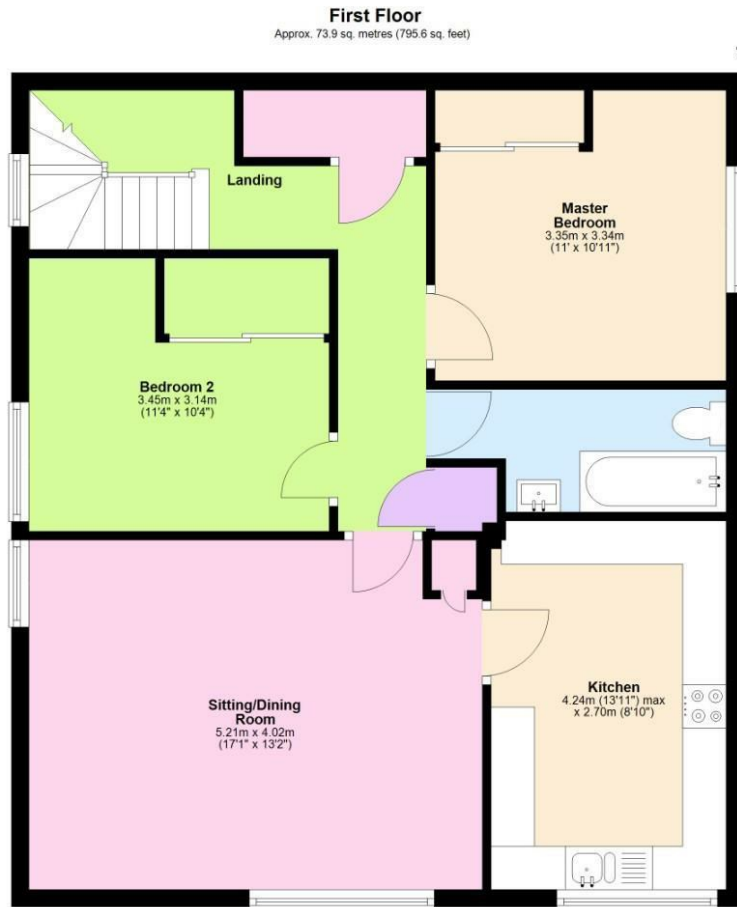
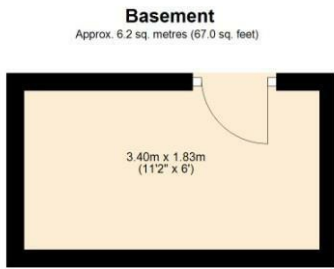
The rear garden is immaculately presented with a patio area ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. The garden is fully enclosed by wooden fencing. A wooden shed is also included in the sale.

There is a carpark situated nearby which residents can use.

Directions

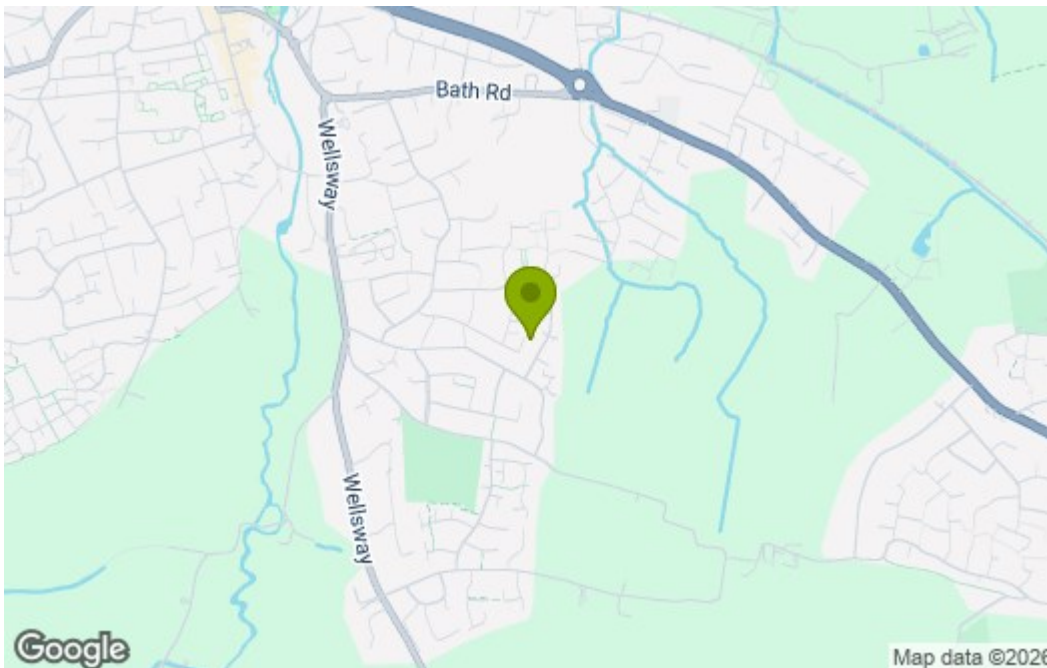
Sat Nav BS31 1UJ

Floor Plan



Total area: approx. 80.1 sq. metres (862.5 sq. feet)
24 Deveron Grove, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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