



## 1 Lime Court, Bristol, BS31 2RL

**Offers Over £290,000**

Nestled in the charming area of Lime Court, Keynsham, this delightful two-bedroom bungalow offers a perfect blend of comfort and convenience. Built in 1975, the property is ideally situated close to local shops and amenities, making it an excellent choice for those seeking a vibrant community lifestyle.

As you enter, you are welcomed by a spacious sitting room that provides ample space for relaxation and entertaining. The extension at the rear enhances the living area, creating a versatile space that can be tailored to your needs. The bungalow is well-presented throughout, ensuring a warm and inviting atmosphere.

The property boasts a generously sized wrap-around enclosed garden, perfect for enjoying the outdoors in privacy. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a tranquil setting, this outdoor space offers endless possibilities. Additional features include uPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency throughout the year, along with a garage situated in a block nearby. With no onward sales chain, this bungalow presents a seamless opportunity for prospective buyers.

Entrance via uPVC double glazed obscured door into

### Hallway

Double radiator, wood effect flooring, doors to

### Kitchen

15'11" x 6'11" (4.86 x 2.13)



uPVC double glazed obscured door to side aspect, uPVC double glazed window to side aspect, a range of wall and floor units with wooden worksurface over, Belfast style sink with mixer taps over, integrated oven and gas hob, space for freestanding fridge freezer, wall unit housing wall mounted Worcester combination boiler, double radiator.

### Sitting Room

16'2" x 11'10" (4.94 x 3.61)



uPVC double glazed window to front aspect, double radiator, coal effect gas fire with surround, door to

### Inner Hallway

Storage cupboard, doors to

### Shower Room



Obscured uPVC double glazed window to side aspect, shower cubicle with rainfall shower attachment over, pedestal wash hand basin with mixer taps, close coupled w/c, heated towel rail, extractor fan, access to loft hatch.

### Bedroom One

15'6" x 8'8" (4.73 x 2.66)



uPVC double glazed window to rear aspect, double radiator, storage cupboard with shelving, fitted wardrobes with hanging rail.

## Dining Room/Utility Area 10'0" x 9'3" (3.07 x 2.84)

Sat Nav BS31 2RL



uPVC double glazed window to side aspect, double radiator, space and plumbing for washing machine, space for tumble drier, door to

## Bedroom Two 9'8" x 9'2" (2.95 x 2.80)



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

## Outside



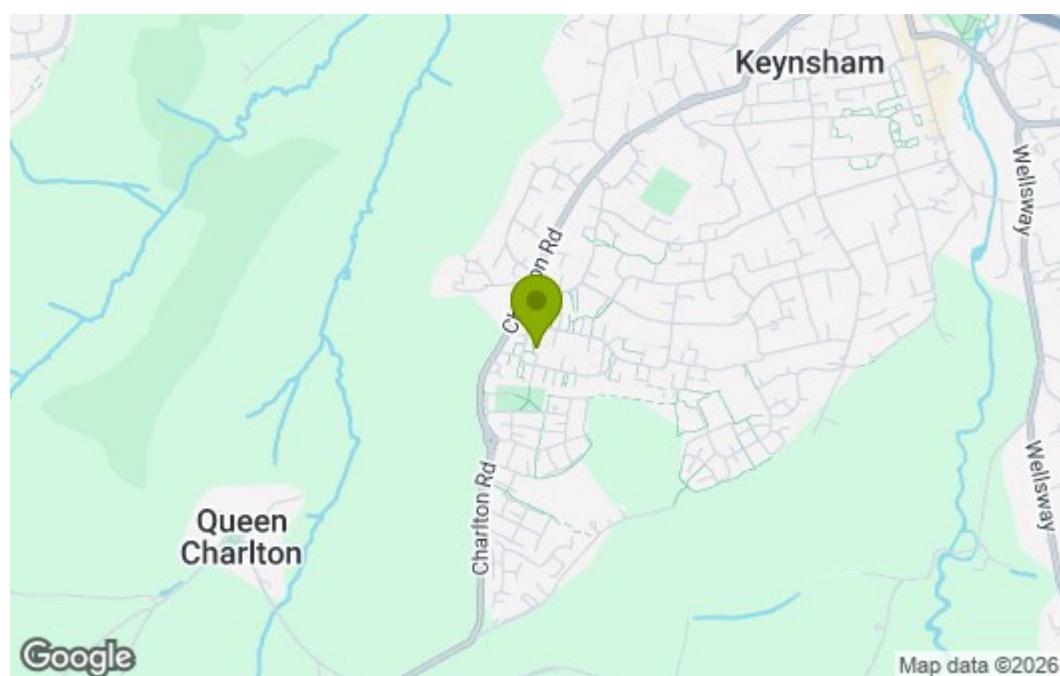
The front of the property is laid mainly to gravel for ease of maintenance with a pathway leading to the front door. A pedestrian gate gives access to the rear garden. The rear garden has a decking area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn and is fully enclosed by hedging and fencing.

## Directions

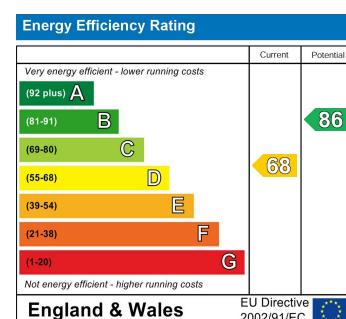
## Floor Plan



## Area Map



## Energy Efficiency Graph



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