Eveleighs

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17 Old Vicarage Green, Bristol, BS31 2DG

£425,000

NO ONWARD SALES CHAIN Nestled in the charming Old Vicarage Green, this delightful end terrace townhouse in Keynsham, Bristol, offers a perfect blend of modern living and historical charm. Spanning three storeys, the property features three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home. Originally designed as a four-bedroom residence, the layout has been thoughtfully adapted to enhance the living experience.

The ground floor boasts an open plan kitchen/diner, ideal for entertaining guests or enjoying quiet evenings at home. The warm air heating system ensures a cosy atmosphere throughout the property, making it a welcoming retreat in all seasons. The kitchen leads to an enclosed courtyard-style rear garden, perfect for outdoor relaxation or al fresco dining.

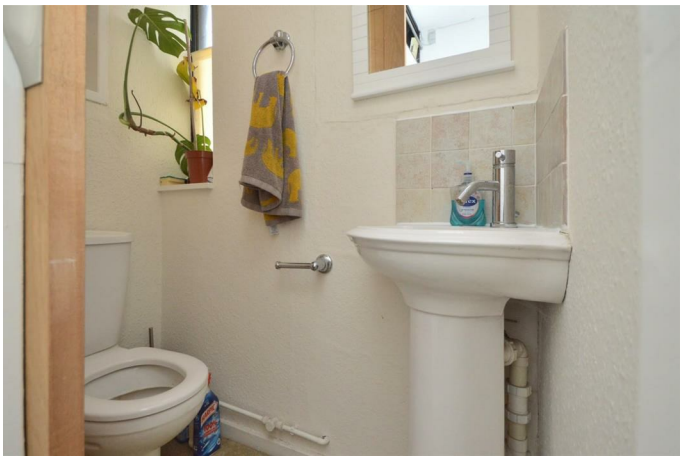
The property benefits of a single garage with a utility area. The property is situated just a stone's throw from Keynsham Town Centre and the train station, making it an excellent choice for commuters and those who appreciate the convenience of local amenities.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Hallway
Access on first floor, Stairs descending to ground floor and ascending to second floor, storage cupboard with shelving and hanging rail, sliding door to w/c, door to

W/C



Window to side aspect, closed coupled w/c, wash hand basin mixer taps.

Sitting Room
14'9" x 17'0" (4.51 x 5.20)



Large picture window, and separate window to rear aspect, warm air vents, stairs rising to second floor, door to

Bedroom Three
7'6" x 12'4" (2.31 x 3.77)



Dual aspect windows to both front and side aspects, storage cupboard housing a valiant boiler.

Second Floor Hallway
Storage cupboard with wooden shelving, doors to

Master Bedroom
15'3" x 17'0" (4.65 x 5.20)



upvc double glazed windows x2 to the rear aspect, window to side aspect, storage cupboard with shelving and clothes rail, over stairs storage cupboard with shelving, warm air vents.

Bedroom Two
12'0" x 10'8" (3.67 x 3.27)



Windows to both front and side aspect, fitted wardrobe space, warm air vents.

Bathroom
8'8" x 6'0" (2.66 x 1.84)



Window to front aspect, fitted bath with mixer taps, separate shower cubicle, wall mounted wash hand basin with mixer taps, closed wc, extractor fan and warm air vents.

Ground Floor - Open Plan Kitchen Dining Area
22'8" x 17'0" (6.93 x 5.20)



Door leading to rear garden, Floor to ceiling windows to rear aspect, Tiled flooring, Recently fitted kitchen with a range of wall and base units and work surface over, Breakfast bar, Integrated NEFF induction hob, fitted extractor hood, Bosch double oven, integrated fridge freezer, integrated dishwasher, sink with drainer and mixer taps, Space for dining table, door to pantry, Under stairs storage space, Small storage area housing controls for the warm air system, Spotlights, door leading to garage.

Garage
19'11" x 14'11" (6.08 x 4.56)
Metal up and over garage door, Utility area with a range of base units, sink with drainer, mixer taps, Work surface, Space and plumbing for a washing machine.

Garden



The low maintenance and South facing rear garden is mainly laid to patio with a raised border containing a mixture of plants and shrubs. A wooden pedestrian gate provides access to the side of the property. The rear garden is enclosed by brick walling.

NB
There are well maintained communal gardens available for use with this property.

Agent Note: This property was originally built as a four bed but has been converted into a large three bed.

Directions
Sat Nav BS31 2DG

Floor Plan



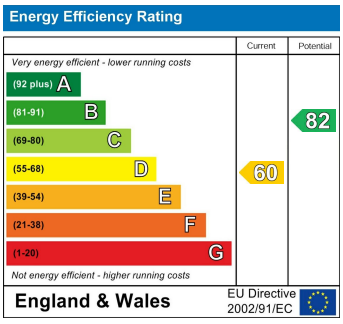
Total area: approx. 153.3 sq. metres (1650.6 sq. feet)

17 old vicerage Green ., Bristol

Area Map



Energy Efficiency Graph



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