



1 Tiberius Road, Bristol, BS31 2FF

£365,000

Nestled in the sought-after Somerdale development on Tiberius Road, Keynsham, this charming two-bedroom semi-detached house offers a delightful blend of modern living and convenience. Constructed in approximately 2016 by the reputable Taylor Wimpey, the property is well-presented and boasts a range of appealing features.

Upon entering, you will find an inviting open-plan living space on the ground floor, perfect for both relaxation and entertaining. The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort throughout the year. A convenient downstairs w/c adds to the practicality of the layout.

The outdoor space is equally impressive, with a low-maintenance enclosed rear garden that provides a private retreat. Additionally, a recently constructed studio/workshop offers the flexibility to work from home or pursue hobbies, making this property ideal for modern lifestyles. Parking is a breeze with space for two vehicles, a valuable asset in this desirable area.

Entrance via front door into

Foyer

Storage cupboard housing Ideal Logic gas boiler with space and plumbing for washing machine, door to

Downstairs W/C



Obscured uPVC double glazed window to front aspect, suite comprising low level Roca w/c, Roca pedestal wash hand basin with mixer taps over, small single radiator, extractor, inset spots, black high gloss ceramic tiles.

Open Plan Kitchen Sitting Room Dining Room 25'8" x 12'9" (7.84 x 3.91)



Stairs rising to first floor landing, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, 5 ring AEG gas hob with electric oven and grill beneath, splash back and extractor hood with light over, integrated fridge and freezer, slimline dishwasher, under unit lighting, inset spots, storage cupboard, opening to sitting room, Double radiator, uPVC double glazed doors with matching side panels to rear garden.

First Floor Landing



Small single radiator, doors to

Master Bedroom

10'2" x 12'9" (3.12 x 3.91)



uPVC double glazed window to rear aspect, single radiator, mirror fronted wardrobes with hanging rail and shelving.

Bedroom Two

8'3" x 10'5" (2.52 x 3.20)



uPVC double glazed windows to front aspect, small single radiator, mirror fronted wardrobes with hanging rail and shelving.

Family Bathroom

6'6" x 6'11" (2.00 x 2.13)



Obscured uPVC double glazed window to side aspect, high gloss black ceramic tiled flooring, chrome heated towel rail, suite comprising low level Roca w/c, pedestal wash hand basin with mixer taps over, panelled bath with hinged glazed shower screen, fully tiled walls, tiled flooring, inset spots, extractor.

Outside



The front of the property is laid mainly to lawn with a low level clipped hedge, a pathway leads to the front door. There is a further lawn area to the side of the property with hedging. There is tandem parking to the rear of the property. The low maintenance rear garden has a small patio area ideal for garden table, there is an area of gravel and further paving ideal for seating. The remainder is laid mainly to artificial lawn with a pedestrian gate providing access to the parking at the rear. The rear garden is enclosed by featheredge fencing and brick built walls.

Outdoor Studio



Anthracyte grey double glazed door with side panels to rear garden, inset spots, electric heater.

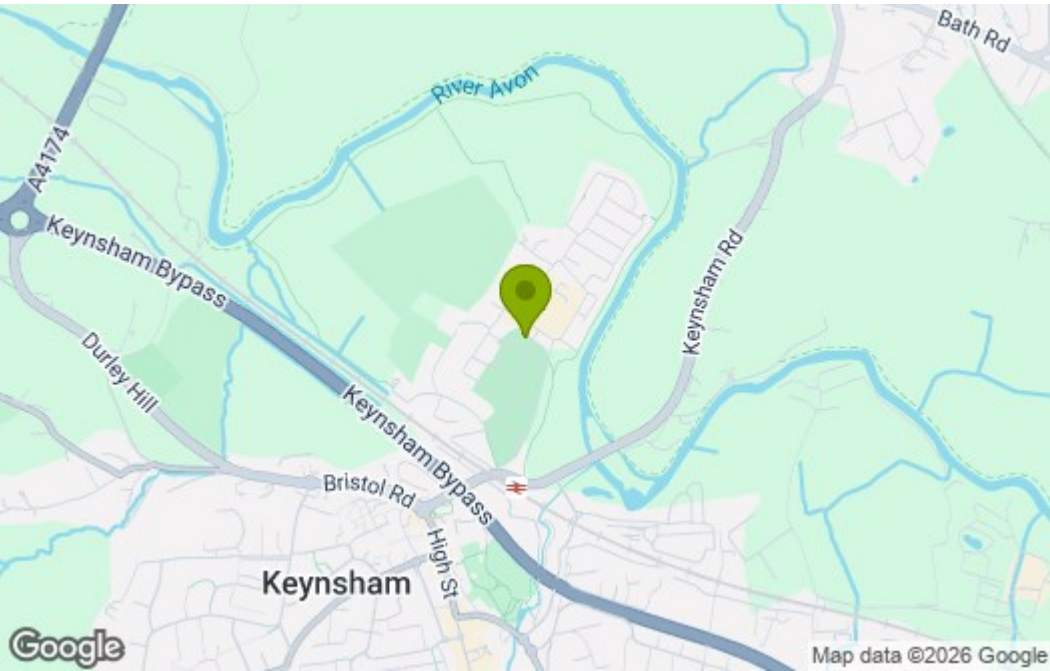
Directions

Sat Nav BS31 2FF

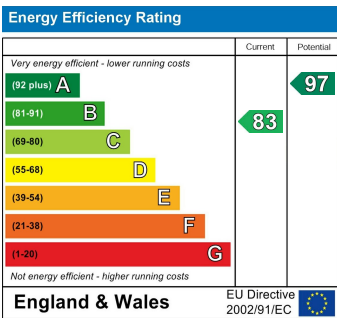
Floor Plan



Area Map



Energy Efficiency Graph



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