Eveleighs

info@eveleighs.com
www.eveleighs.com









37 Claverton Road, Bristol, BS31 3DW

Offers In The Region Of £529,950

Nestled on Claverton Road in the charming town of Keynsham, Bristol, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for comfortable living.

The ground floor features a versatile bedroom that can easily serve as an office or studio, catering to the needs of modern life. The property boasts a well-appointed bathroom and benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Parking is a breeze with space for a couple of vehicles, complemented by a single garage. The south-facing enclosed rear garden is a true highlight, providing a perfect sanctuary for relaxation or entertaining guests in the sunshine.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via uPVC double glazed front door, uPVC double glazed windows, door into

Hallway



Stairs rising to first floor landing, double radiator, dado rail, wood effect flooring, understairs storage cupboard, doors to

Kitchen
7'11" x 9'8" (2.42 x 2.97)





uPVC double glazed window to front aspect, suite comprising a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, space and plumbing for white goods including slimline dishwasher, fridge and space for freestanding electric cooker, serving hatch to dining room, door to rear side lobby,

Side Lobby
Door to garage, uPVC obscured double glazed pedestrian door to front aspect, door to

Utility Room
7'4" z 8'0" (2.26 z 2.45)



Obscured uPVC double glazed window to side aspect, tiled flooring, single radiator, low level w/c, pedestal wash hand basin, worksurface area, space and plumbing for washing machine.

Single Garage
16'2" x 8'3" (4.95 x 2.54)
Metal up and over door, power and light is connected, space for American style fridge freezer.

L-Shaped Sitting/Dining Room
19'9" x 15'11" (6.03 x 4.86)







Coving, double radiator, feature living flame gas fire with tiled hearth, wooden surround and mantel over, double glazed sliding patio doors to Conservatory, door to

Bedroom Four/Stiudy



uPVC double glazed window to rear aspect enjoying pleasant views across the garden, double radiator, coving.

Conservatory
9'6" x 12'10" (2.92 x 3.93)



Double radiator, wood effect flooring, a range of uPVC double glazed windows and double French doors to patio and rear garden, glazed pitched roof.

First Floor Landing



Access to loft space, airing cupboard with wooden shelving for linen, doors to

Master Bedroom
10'0" x 15'11" (3.07 x 4.86)





uPVC double glazed windows to rear aspect, single radiator, built in mirror fronted wardrobe, storage cupboard with hanging rail and shelving.

Bedroom Two
12'11" x 8'11" (3.94 x 2.73)



uPVC double glazed window to front aspect, single radiator, area with hanging rail.

Bedroom Three
10'11" x 7'0" (3.35 x 2.15)



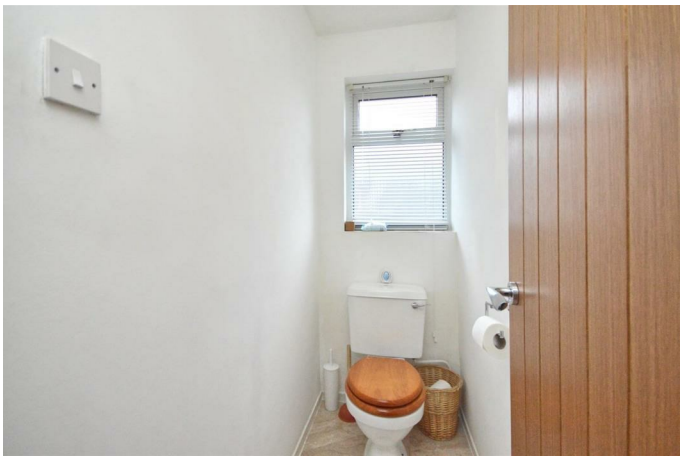
uPVC double glazed window to front aspect, single radiator, over stairs storage cupboard with hanging rail and shelving.

Bathroom
5'4" x 5'6" (1.63 x 1.68)



Obscured uPVC double glazed windows to side aspect, pedestal wash hand basin, panelled bath with mains shower over, tiled walls, single radiator.

Separate w/c



Obscured uPVC double glazed window to side aspect, low level w/c, tiled flooring.

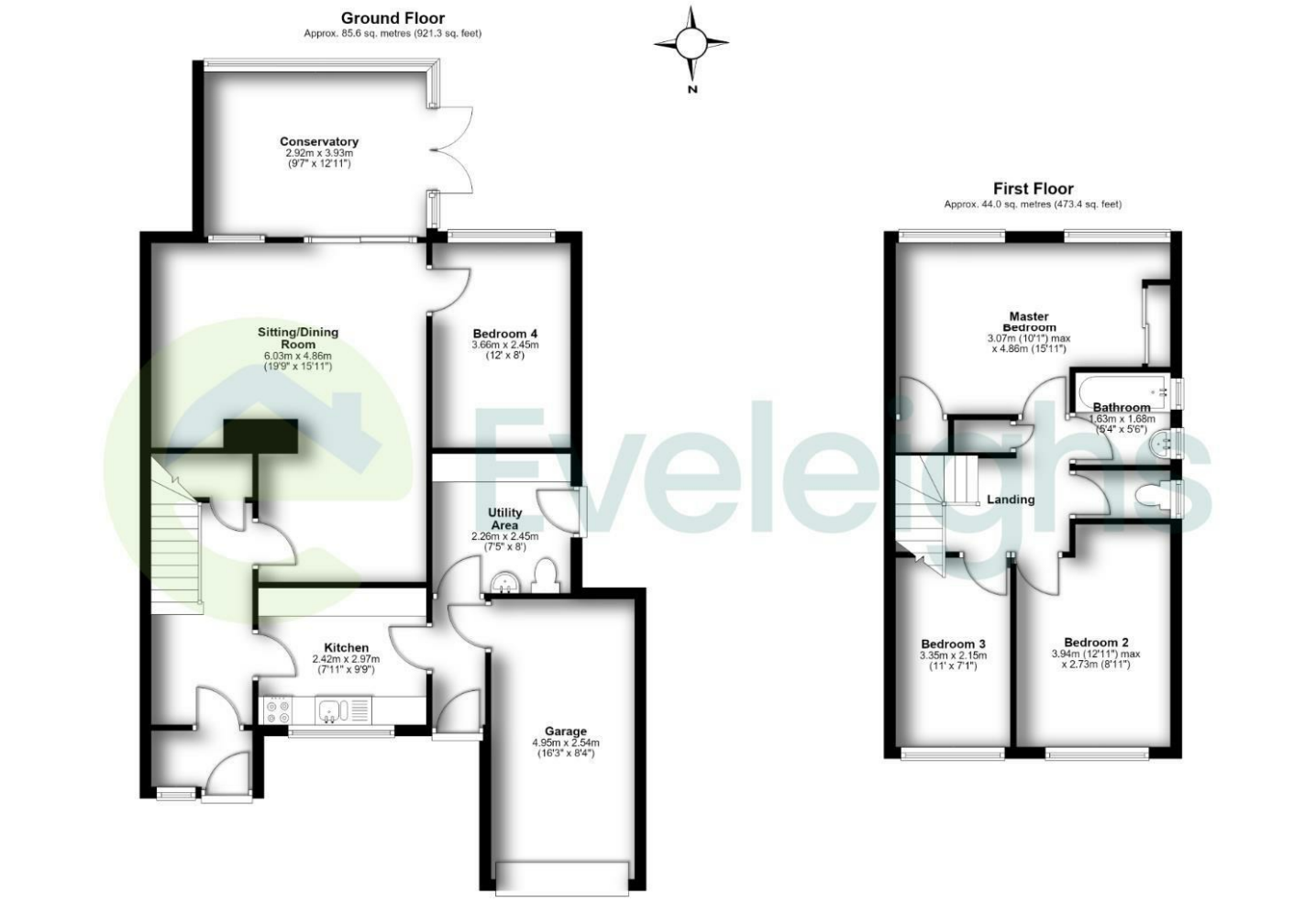
Outside



The front of the property has a part concrete drive and part gravel drive providing ample off street parking and access to the garage, the front is partly enclosed by a clipped Laurel hedge and shrubbery. The southerly facing rear garden us if a good size with a patio immediately adjacent to the property ideal for garden furniture. The remainder is laid mainly to lawn with established trees and shrubs. The rear garden is enclosed by wooden featheredge fencing and panelled fencing with concrete posts and gravel boards.

Directions
Sat Nav BS31 3DW

Floor Plan



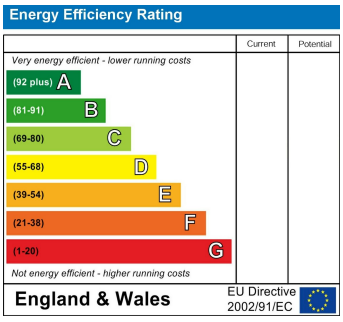
Total area: approx. 129.6 sq. metres (1394.7 sq. feet)

37 Claverton Road

Area Map



Energy Efficiency Graph



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