



35 MINSMERE ROAD
KEYNSHAM
BRISTOL
BS31 1PY
£310,000



GREGORY'S
ESTATE AGENTS

POSITIONED TO THE FRINGES OF KEYNSHAM WELLSWAY AREA OF TOWN AND OFFERING EASY ACCESS TO CHANDAG PRIMARY AND WELLSWAY SECONDARY SCHOOL, IS THIS WELL PRESENTED, TERRACED PROPERTY.

Internally the property benefits spacious accommodation with generous room proportions across both floors. An abundance of natural light can be found, particularly to the rear of the property, which enjoys a sunny, westerly aspect.

Entrance to the property is via a large and welcoming hallway. Stairs lead to the first floor with a handy understairs storage cupboard, whilst doors lead to the ground floor rooms. The impressive kitchen / diner sits to the front of the property and comprises a large amount of fitted wall and base units. Expansive worktops benefit with space and plumbing for appliances under. The lounge spans the full width of the property and offers views and direct access to the rear garden.

To the first floor and via the spacious landing can be found three bedrooms, two of which are impressive double rooms whilst the third is a comfortable single bedroom. Completing the accommodation is the bathroom of which comprises a modern, three piece white suite.

Externally the property offers a private and sunny rear garden, enjoying a westerly aspect and with pedestrian access via a rear pathway. To the front a stone built storage shed provides the perfect bin store.

Furthermore the property benefits a large amount of fitted storage cupboards, double glazed windows and gas central heating via a recently replaced combination boiler.

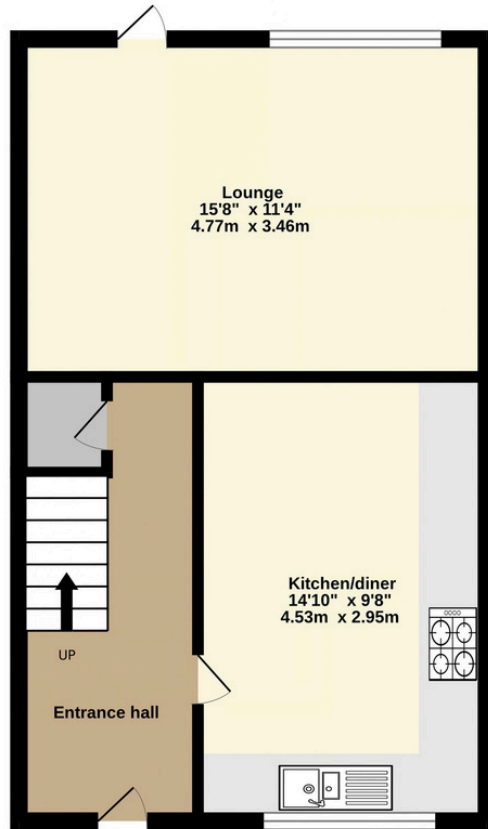
A wonderful home, one that has been lovingly cared for over recent years. The perfect first time purchase or starter family home.



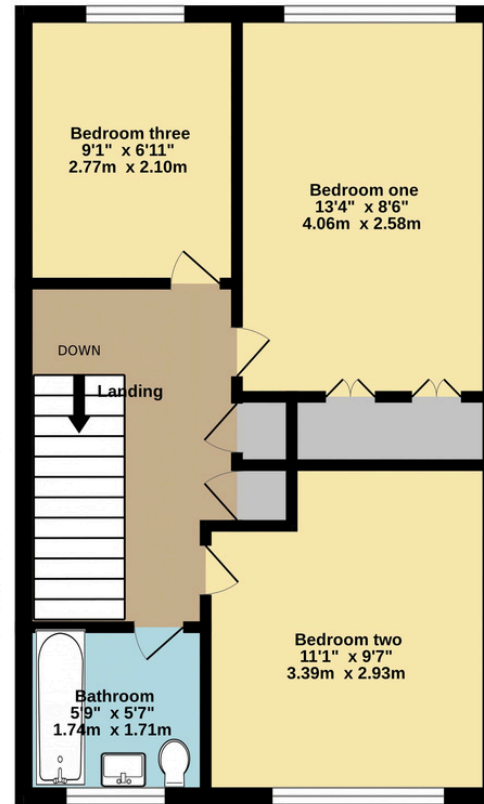




Ground Floor
412 sq.ft. (38.3 sq.m.) approx.



1st Floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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