



**2 Bed
Maisonette
located in
Keynsham**

Asking Price £375,000



G R E G O R Y S
— E S T A T E A G E N T S —

5 Back Lane
Keynsham
Bristol
BS31 1ET

Entrance

Entrance to the property is via the landscaped grounds, communal door and hallway (via intercom system)

Hallway

Entrance door leading from the communal hallway, sweeping staircase with vaulted ceiling leading to the first floor, double glazed window with bath stone surround, hardwood flooring, intercom system, radiator, under stairs storage cupboard, doors to the cloakroom and the living room

Cloakroom

A two piece white suite comprising a close coupled wc and wash hand basin, part tiled walls, tiled flooring, radiator, chrome heated towel radiator

Open Plan Living Room

16'4" x 14'11"

The room benefits extra height double glazed windows with bath stone surround, a combination of hardwood and tiled flooring, radiator, spot lighting. The kitchen comprises a large selection of built in base units with Corian work surfaces and matching up-stands, sink and drainer unit with mixer taps over, a selection of 'Neff' integrated appliances including an oven and gas hob with extractor hood over. Further integrated appliances include a slimline dishwasher, washing machine, fridge and freezer

First Floor Landing

Stairs leading from the ground floor, vaulted, beamed ceiling, loft hatch, doors to rooms

Bedroom One

13'9" x 12'8"

Vaulted, beamed ceiling with skylight window and fitted shutters, traditional column radiator

Bedroom Two

13'9" x 6'5"

Vaulted, beamed ceiling, skylight with fitted shutters, traditional column radiator

Bathroom

7'0" x 5'10"

A three piece white suite comprising a close coupled wc, a wash hand basin and bath with 'Monsoon' style shower and separate shower attachment over, tiled walls and flooring, chrome heated towel radiators

Private Garden

An area immediately adjacent to the ground floor windows can be found an patio area laid to stone shingle. Furthermore the landscaped grounds offer further, communal seating areas to enjoy.

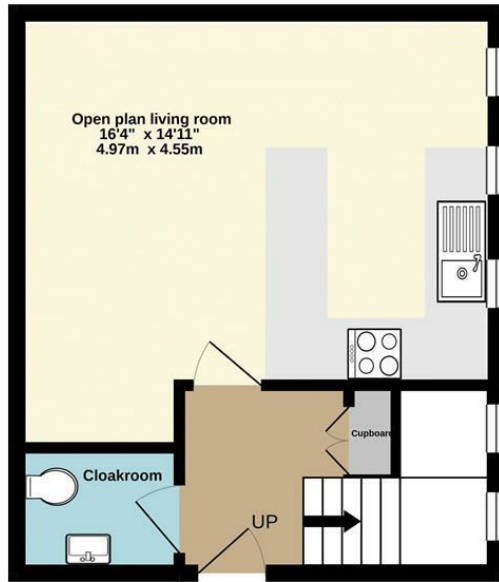
Parking

An allocated parking space can be found to the private car park, reserved for residents of the development

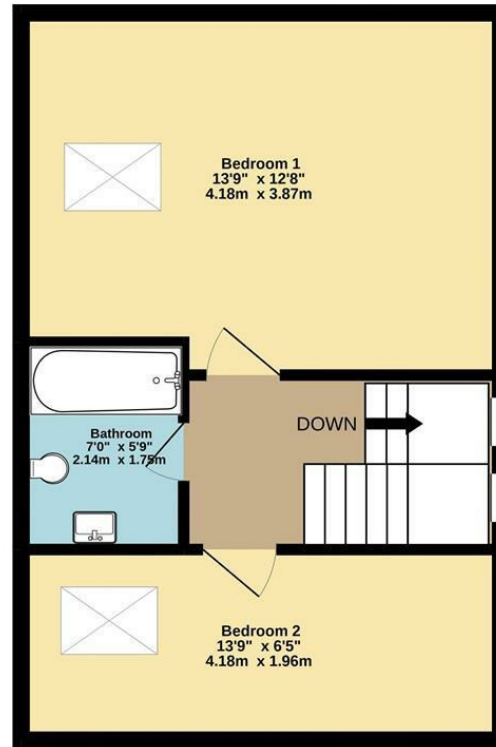




Ground Floor
311 sq.ft. (28.9 sq.m.) approx.



1st Floor
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

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