Eveleighs

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## 10 Glebe Walk, Bristol, BS31 2LS

## Offers In The Region Of £315,000

Nestled in the charming area of Glebe Walk, Keynsham, Bristol, this well-presented end terrace house offers a delightful living experience. With three spacious bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The inviting reception room provides a warm and welcoming space for relaxation and entertaining.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the good-sized enclosed rear garden, which not only offers a private outdoor retreat but also presents lovely views towards Kelston, making it an ideal spot for enjoying sunny afternoons or hosting gatherings.

Additionally, the garage located at the bottom of the garden provides valuable storage space or the potential for a workshop, catering to various needs. The house benefits from gas-fired central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the year.

Situated close to local amenities and transport links, this property offers both convenience and accessibility, making it an excellent choice for those looking to enjoy the vibrant community of Keynsham. This end terrace house is a wonderful opportunity for anyone seeking a comfortable and well-located home in Bristol.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via obscured uPVC double glazed front door with matching side panel into

## Hallway

Double radiator, stairs rising to first floor landing, understairs storage cupboard with shelving, door to

## Sitting Room
14'11" x 10'4" (4.55 x 3.16)

uPVC double glazed window to front aspect, double radiator, wall mounted gas fire.

## Kitchen/Dining Room
16'7" x 9'6" (5.06 x 2.92)

uPVC double glazed French doors to rear garden, uPVC double glazed window to rear aspect, a range of wall and floor units with roll edge worksurface over, single stainless steel sink drainer unit with mixer taps, tiled splash backs, 4 ring gas hob with electric oven and grill beneath, space and plumbing for washing machine, space for tumble drier, peninsular island with space for bar stools, further radiator in dining area, built in fridge and freezer, useful larder cupboard, wall mounted electric extractor.

## First Floor Landing

Access to loft space with pull down ladder, doors to

## Bedroom One
11'3" x 9'7" (3.45 x 2.94)

uPVC double glazed window to rear aspect, built in storage cupboards with hanging rail and shelving, double radiator.

**Bedroom Two**
13'5" x 9'6" (4.10 x 2.91)

uPVC double glazed window to front aspect, double radiator, airing cupboard housing Worcester gas boiler with wooden shelving for linen.

**Bedroom Three**
9'8" x 6'9" (2.95 x 2.07)

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

**Family Bathroom**
7'9" x 5'6" (2.38 x 1.69)

Obscured uPVC double glazed windows to rear aspect, suite comprising panelled bath with electric Mira Sport shower over, concealed cistern w/c, wash hand basin, a range of storage cupboards, chrome heated towel rail, inset spots, fully tiled walls, tiled flooring.

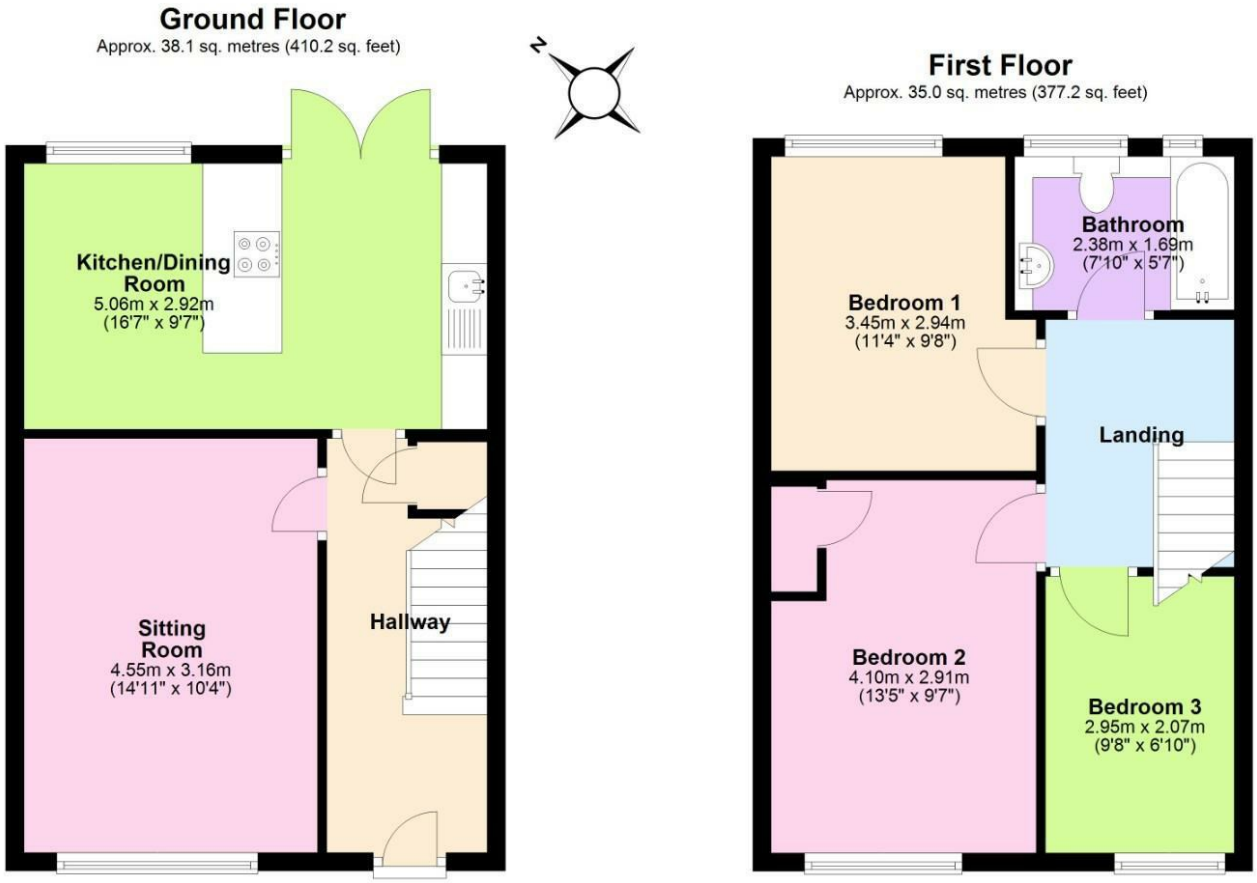
**Outside**

The rear garden has a pedestrian gate at the rear giving access to the garage. The rear garden is split level and is laid mainly to lawn with borders containing bulbs and shrubs, there is a slightly raised vegetable garden, a garden shed and greenhouse are also included in the sale. There is pedestrian access to the front of the property via a wooden gate. The rear garden is enclosed by wooden fencing. Immediately adjacent to the property is a hard standing area ideal for a small set of garden furniture. The front of the property is accessed via a wrought iron gate with a pathway with a couple of steps leading to the front door. The remainder is laid mainly to lawn with a slightly raised planted border containing a mixture of herbaceous perennials.

**Garage**
uPVC double glazed door to rear garden, up and over door. Accessed via Lays Drive.

**Directions**
Sat Nav BS31 2LS

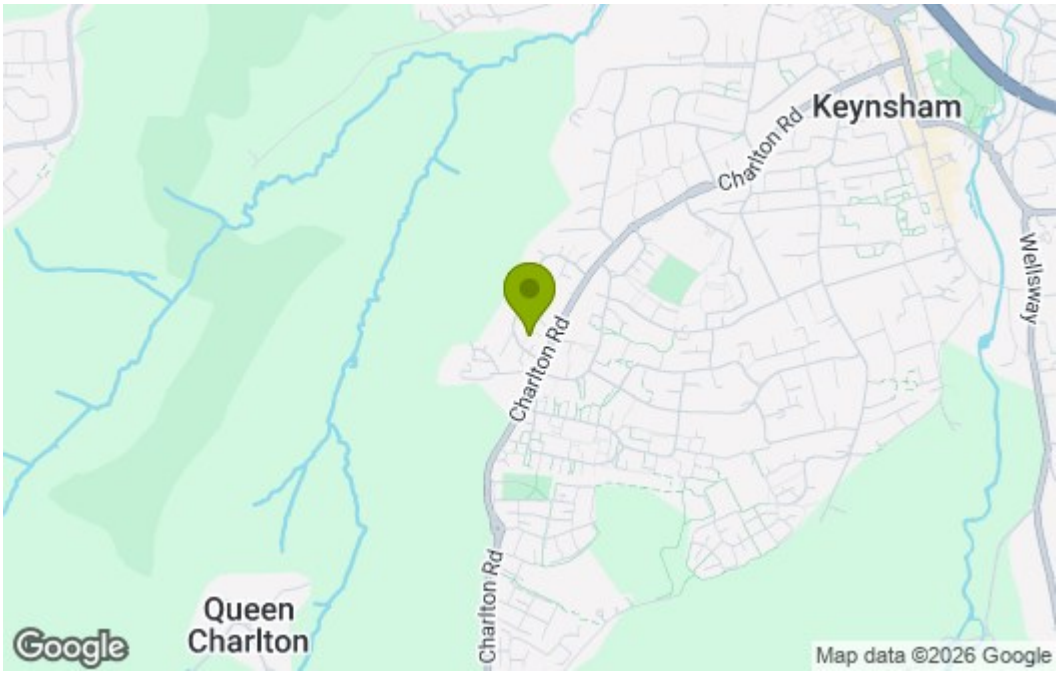
## Floor Plan



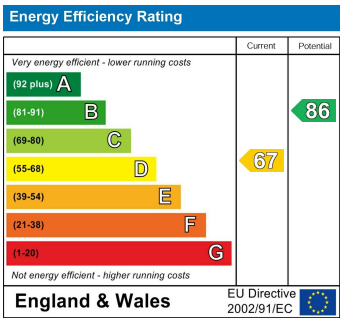

Total area: approx. 73.2 sq. metres (787.4 sq. feet)

**10 Glebe Rd**

## Area Map




## Energy Efficiency Graph

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