



19 Lincoln Close

Keynsham, Bristol, BS31 2LJ

£1,600 Per Month



IN ORDER TO OBTAIN A VIEWING PLEASE EMAIL AGENT VIA THE PORTAL TO REGISTER YOUR INTEREST AND WE WILL SEND AN APPLICATION FORM OUT IN ORDER TO BE ADDED TO THE VIEWING LIST

A well presented and recently redecorated three bedroom end of terrace home, enjoying a traffic free setting overlooking an adjoining green.

Internally, the ground floor comprises a welcoming entrance hallway leading to a generous bay fronted lounge/dining room measuring approximately 7m (22'11") in length, providing ample space for both seating and dining. The ground floor is completed by a modern fitted kitchen. To the first floor, the property offers three well balanced bedrooms together with a contemporary three piece family shower room.

Externally, the home occupies a corner plot and benefits from larger than typical gardens. The front and side gardens are predominantly laid to lawn and enclosed by established shrub boundaries, while the rear garden enjoys a sunny south westerly aspect and is mainly laid to lawn with fenced boundaries, complemented by patio seating areas and a useful brick built storage shed.



INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 14'9" x 6'10" (4.5m x 2.1m)
Double glazed window to front aspect, radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM 22'11" x 11'5" (7m x 3.5m)
to maximum points into bay. Double glazed bay window to front aspect, double glazed window to rear aspect overlooking rear garden, radiators, power points, feature gas flame effect fire with wooden mantel over.

KITCHEN 9'2" x 8'2" (2.8m x 2.5m)
Double glazed window to side aspect, obscured double glazed door to rear aspect providing access to rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and gas supply for oven, space and power for upright fridge/freezer and washing machine. Modern gas combination boiler, power points, splashbacks to all wet areas.

FIRST FLOOR

LANDING 6'10" x 5'10" (2.1m x 1.8m)
Double glazed window to side aspect, access to loft via hatch. Doors leading to rooms.

BEDROOM ONE 12'5" x 9'10" (3.8m x 3m)
Double glazed window to front aspect, built in storage cupboard, radiator, power points.

BEDROOM TWO 10'5" x 8'2" (3.2m x 2.5m)
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 8'10" x 8'2" (this measurement includes bulkhead) (2.7m x 2.5m (this measurement includes bulkhead))
Double glazed window to side aspect, radiator, power points.

SHOWER ROOM 7'6" x 5'2" (2.3m x 1.6m)
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with electric shower over, heated towel rail, extractor fan, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to lawn with shrub boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN
Mainly laid to lawn with fenced boundaries, patios, several small trees, mature flower beds, brick built storage shed.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

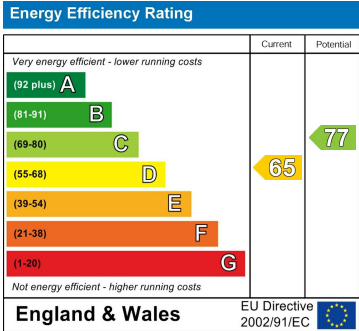
Area Map



Floor Plans



Energy Efficiency Graph



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