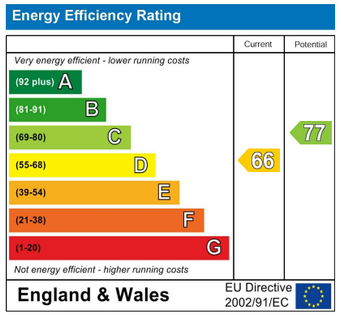

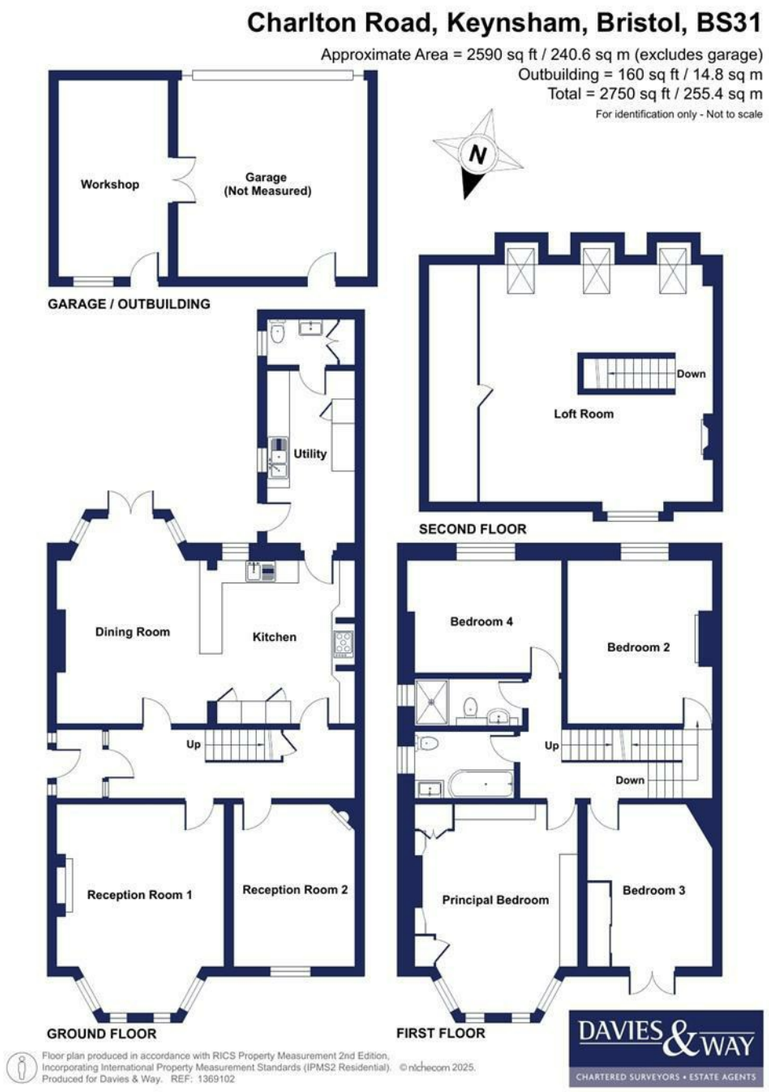

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

39 Charlton Road, Keynsham, Bristol, BS31 2JG

£825,000

A beautifully presented four double bedroom period home conveniently located nearby local amenities and St Johns primary school.

▪ Period home ▪ Semi detached ▪ Two Reception rooms ▪ Kitchen/Dining room ▪ Utility room ▪ Four double bedrooms ▪ Loft room ▪ Rear garden ▪ Double garage ▪ Driveway

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RICS

39 Charlton Road, Keynsham, Bristol, BS31 2JG

An excellent opportunity to acquire a substantial, semi detached period home offering four generous double bedrooms. The property has been thoughtfully enhanced by the current owners while retaining an abundance of original character and charm. Ideally located close to the local High Street, highly regarded schools, and excellent public transport links, it's a perfect choice for families seeking extra space and convenience.

Inside, the ground floor features an entrance vestibule leading to a welcoming hallway, giving access to two spacious reception rooms (one boasting a bay window and wood burning stove) and a contemporary kitchen/dining area with direct access to the rear garden. A separate utility room and convenient WC complete the ground floor. Upstairs, there are four well proportioned double bedrooms, three of which include fitted wardrobes, while one enjoys access to a balcony. These are served by a stylish family bathroom and an additional shower room. The second floor offers a versatile loft room providing further flexible space.

Outside, the property boasts a superb rear garden, mainly laid to lawn and bordered by a variety of mature plants and shrubs. A block paved area provides an ideal setting for outdoor entertaining, complete with a timber built bar and BBQ. Additional benefits include a double garage accessed via a rear lane.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.7m x 1.3m (5'6" x 4'3")
Wooden glazed door to entrance hallway, fitted storage cupboard, wall panelling and tiled flooring.

ENTRANCE HALLWAY 6.5m x 1.7m (21'3" x 5'6")
Doors leading to ground floor rooms and staircase to first floor with storage below. Victorian style radiator and power points.

RECEPTION ROOM ONE 5.4m x 4.3m (measured into bay) (17'8" x 14'1" (measured into bay))
Double glazed bay window to front aspect, feature stone mantle with wood burning stove inset, picture rails, Victorian style radiator and power points.

RECEPTION ROOM TWO 4.2m x 3.1m (13'9" x 10'2")
Double glazed window to front aspect, period feature fireplace, picture rails, Victorian style radiator and power points.

KITCHEN/DINING ROOM 7.7m x 4.2m (25'3" x 13'9")
Double glazed windows to rear aspect and a bay with French doors to rear garden. Door leading to utility room and an original feature fireplace. Matching wooden wall and base units with Quartz work surfaces over benefiting from integrated appliances including Neff double oven, a microwave oven and Neff induction hob with extractor over. Space and plumbing for dishwasher, one and a quarter basin with mixer tap over and an overhang of work surface creating breakfast bar. Victorian style radiator and power points.

UTILITY ROOM 4.5m x 2.2m (14'9" x 7'2")
Double glazed window overlooking garden, doors to garden and to WC. Matching high gloss wall and base units with roll top work surfaces over with space and plumbing for washing machine and a two bowl basin with mixer tap over. Wall mounted Vaillant boiler, original period floor tiles and power points.

WC 2.2m x 1.1m (7'2" x 3'7")
Double glazed obscured window to garden aspect, Victorian style wash hand basin with taps over and a Burlington wall mounted cistern WC. Bespoke fitted storage cupboard, decorative half wall panelling, original tiled flooring, Victorian style radiator and a heated towel rail.

FIRST FLOOR

LANDING
Doors leading to first floor rooms, frosted glass over door to bathroom, stairs leading to loft room, radiator and power points.

BEDROOM ONE 5.4m x 4.3m (17'8" x 14'1")
Double glazed bay window to front aspect, fitted wardrobes, drawers and bedside units. Victorian style radiators and power points.

BEDROOM TWO 4.2m x 3.7m (13'9" x 12'1")
Double glazed window to rear aspect, fitted wardrobe and original feature fireplace. Victorian style radiator and power points.

BEDROOM THREE 4.2m x 3.2m (13'9" x 10'5")
Double glazed French doors to front aspect with access to balcony. Fitted wardrobes with sliding doors, Victorian style radiator and power points.

BEDROOM FOUR 3.9m x 2.9m (12'9" x 9'6")
Double glazed window to rear aspect, radiator and power points.

BATHROOM 2.5m x 1.7m (8'2" x 5'6")
Double glazed obscured window to side aspect, four claw bath with tap and shower attachment over, vanity unit with storage and wash hand basin with hot and cold taps over and a low level WC. Tiled splashbacks to wet areas, spotlight lighting and a Victorian style radiator with heated towel rail.

SHOWER ROOM 2.9m x 1.2m (9'6" x 3'11")
Double glazed obscured window to side aspect, walk in shower cubicle with rainfall attachment over, vanity unit with storage, wash hand basin with mixer tap over and a low level WC with hidden cistern. Touch screen LED mirror, tiled walls to wet areas and heated towel rail.

LOFT ROOM 6.4m x 6.2 (20'11" x 20'4")
Double glazed dormer window to front aspect and velux windows to rear aspect. Victorian feature fireplace, storage cupboards in eaves and loft storage cupboard. Victorian style radiator and power points.

EXTERIOR

FRONT OF PROPERTY
Planning for a dropped kerb for access to driveway, stone pathway to front door and gated side access to rear garden.

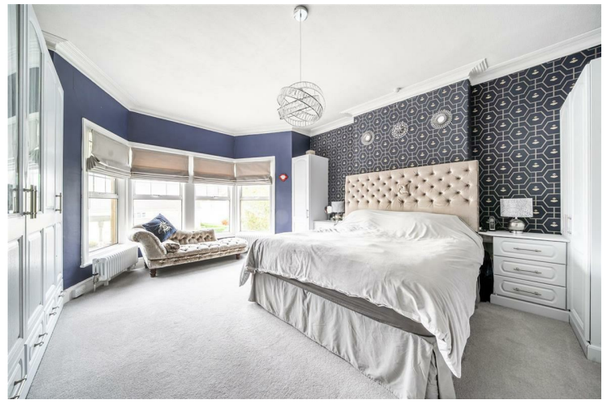
REAR GARDEN
Mainly level lawn and a laid to block paving area for outdoor dining with a timber built bar, timber fitted BBQ area with wash hand basin. Mainly fenced boundaries with vast array of well established plants and shrubbery.

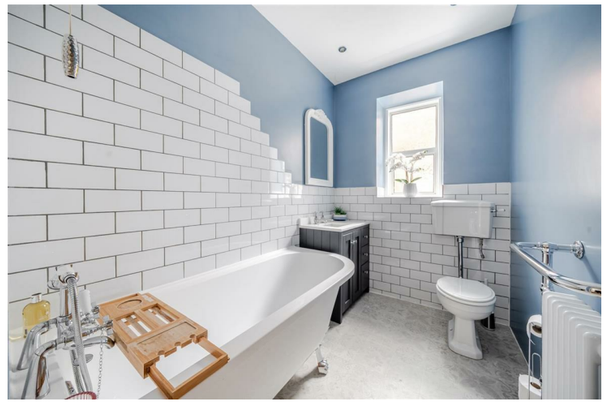
DOUBLE GARAGE
Partitioned into two garage spaces with doors to access between. Up and over electric garage door accessed via a rear lane. Lighting and power points.

TENURE
This property is freehold. There are historic covenants on the property.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

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





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