



12 CHARLTON ROAD
KEYNSHAM
BRISTOL
BS31 2JA
£250,000

A unique proposition to the market and a fantastic opportunity to acquire a detached freehold building, located within the heart of Keynsham, only a few steps from the bustling High Street & convenient Train Station. Offered to the market with no onward selling chain.

The property is currently set for commercial usage, however due to relocation, the building has become available, most likely for someone to turn the property back to residential and benefit from the highly profitable rental market.

Internally the accommodation can be found over two floors, with the ground floor particularly offering generous room proportions throughout. The deceptively spacious accommodation briefly comprises five reception rooms and toilet facilities to the ground floor. To the first floor, two further rooms with toilet facilities can be found.

Access to the property can be found to both the front aspect onto Charlton Road and to the rear, whereby a shared vehicle access provides access. An allocated parking space benefits the building and is located to the rear of the property. Further benefits include double glazed windows and gas central heating.

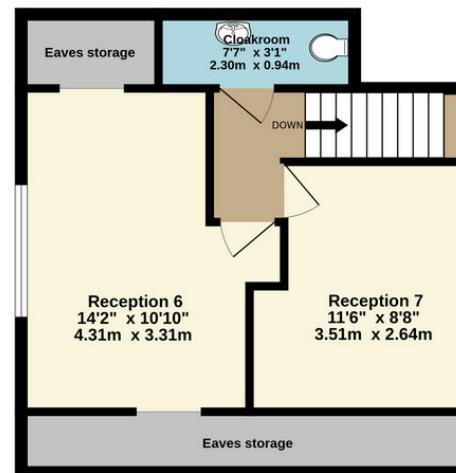
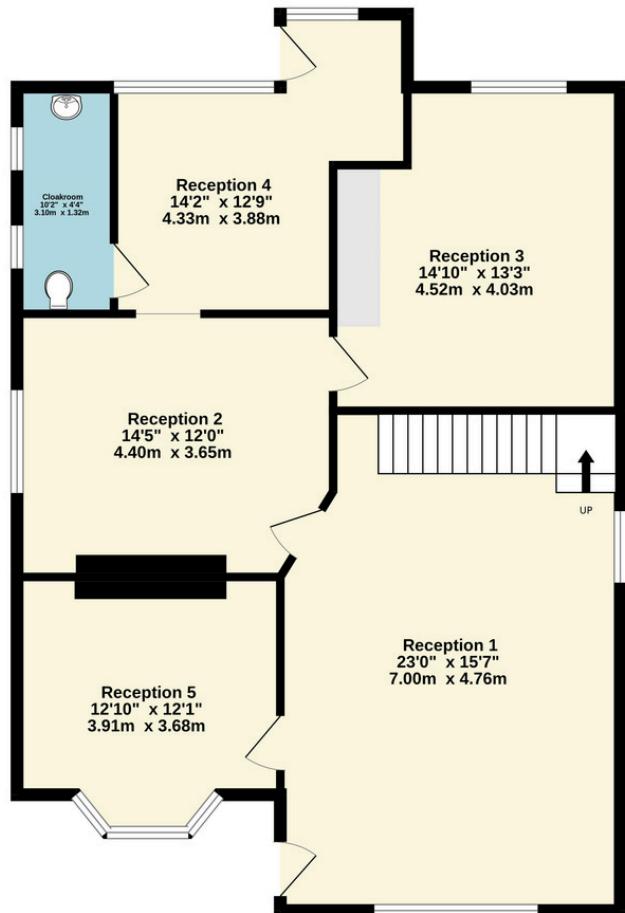
The opportunity to convert this into residential is very much evident with the possibility of converting the building into two separate dwellings or a property of multiple room lets. This of course would be subject to the relevant planning permissions.





Ground Floor
1005 sq.ft. (93.4 sq.m.) approx.

1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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