



1 Constable Close, Bristol, BS31 2UN

Offers Over £300,000

Nestled in the charming area of Constable Close, Keynsham, Bristol, this delightful three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. The property boasts a south-facing enclosed garden, perfect for enjoying the sunshine and hosting gatherings with family and friends.

As you approach the house, you will appreciate the convenience of off-street parking, along with a garage that provides additional storage or potential for a workshop. The outdoor space is further enhanced by a patio area, making it an ideal setting for entertaining or simply relaxing in the fresh air.

While the interior of the home is in need of updating, this offers a blank canvas for buyers to personalise and modernise according to their tastes and preferences. The three well-proportioned bedrooms provide ample space for a growing family or for those wishing to accommodate guests.

Door leading into hallway

Hallway

Single radiator, doors leading to sitting room and WC

Sitting Room

16'9" x 15'1" (5.13 x 4.61)



uPVC double glazed bay window to front aspect, 1x double radiator, 1 x single radiator, space for understairs storage, stairs rising to first floor, door leading to dining room.

Dining Room

8'9" x 8'0" (2.68 x 2.44)



uPVC double glazed patio doors leading to conservatory and open plan kitchen.

Kitchen

8'9" x 6'9" (2.68 x 2.07)



uPVC double glazed window to rear aspect, fitted kitchen with a range of wall and base units with work top over, integrated gas hob. integrated oven, extractor fan, space for fridge freezer, space and plumbing for washing machine.

Conservatory

11'9" x 9'2" (3.60 x 2.81)



uPVC double glazed floor to ceiling windows to rear aspect, uPVC double glazed door leading to rear garden,

WC



uPVC double glazed opaque window to front aspect, close coupled WC, pedestal wash hand basin, single radiator.

Landing



uPVC double glazed opaque window to side aspect, storage cupboard with shelving, loft hatch.

Master Bedroom

13'6" x 8'9" (4.12 x 2.69)



uPVC double glazed window to front aspect, single radiator, space for fitted wardrobes..

Bedroom Two

12'1" x 8'5" (3.69 x 2.57)



uPVC double glazed window to rear aspect, single radiator, space for fitted wardrobes.

Bedroom Three

8'9" x 6'5" (2.69 x 1.98)



uPVC double glazed window to rear aspect, single radiator, space for fitted wardrobes.

Bathroom

6'5" x 6'0" (1.96 x 1.84)



uPVC double glazed opaque window to front aspect, fitted bath with mixer taps, shower over, pedestal wash hand basin, close coupled WC, spotlights.

Garage

8'4" x 17'11" (2.56 x 5.48)

Up and over metal garage door.

Outside



Front : Driveway providing parking for a car, pathway leading to graveled area.

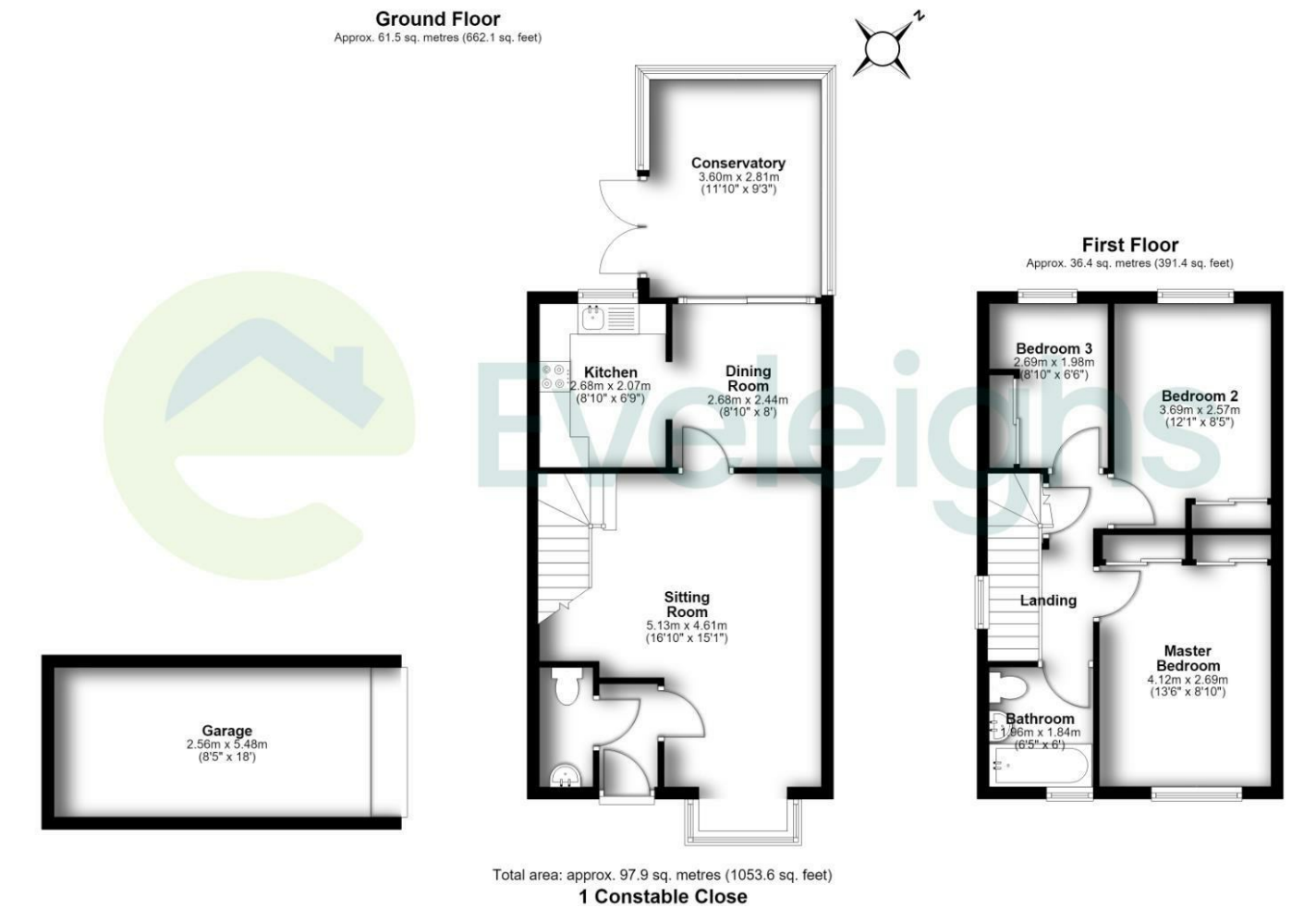
Rear : Patio area, gate providing side access, laid mainly to lawn, enclosed with a brick wall.

Directions

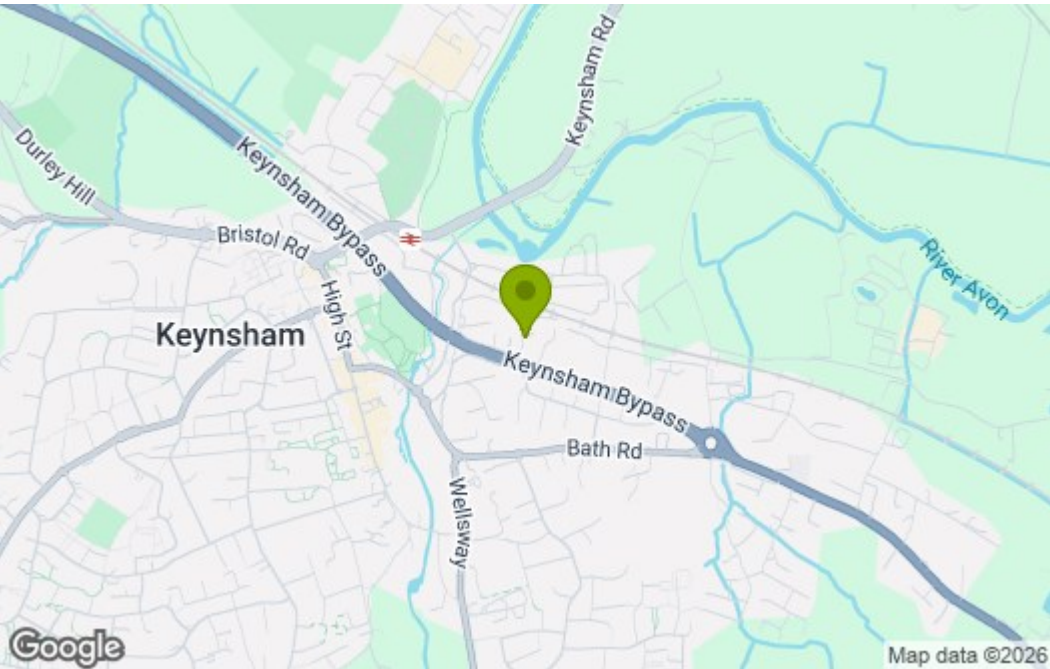
Sat Nav

BS31 2UN

Floor Plan



Area Map



Energy Efficiency Graph

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

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