



### 31B St. Annes Avenue, Bristol, BS31 2EJ

### Offers In The Region Of £225,000

Welcome to this charming two-bedroom first floor apartment situated on St. Annes Avenue in the delightful town of Keynsham, Bristol. This recently constructed property offers a modern living experience, perfect for individuals or small families seeking comfort and convenience.

As you enter the apartment, you will be greeted by a spacious open plan living, dining, and kitchen area, designed to create a warm and inviting atmosphere. This layout not only maximises space but also allows for easy interaction, making it ideal for entertaining guests or enjoying family time. The kitchen is well-equipped, providing a practical space for culinary endeavours.

The apartment features two well-proportioned bedrooms, offering ample room for relaxation and rest. The bathroom is thoughtfully designed, ensuring both functionality and comfort. With gas fired central heating and uPVC double glazing, you can enjoy a cosy environment throughout the year, regardless of the weather outside.

Entrance via front door into staircase leading to

### Landing



Access to loft space, doors to

### Open Plan Kitchen/Dining/Living Room

20'10" x 11'10" (6.37 x 3.61)



2 uPVC double glazed windows to rear aspect, single radiator, fitted kitchen with a range of wall and floor units with solid wood worksurface over, integrated oven and electric hob with fitted extractor over, Belfast style sink with mixer taps over, integrated fridge freezer, integrated washing machine, breakfast bar area with solid wood worksurface over, opening to living area with single radiator, cupboard housing Worcester combination boiler.

### Bedroom One

10'3" x 10'5" (3.13 x 3.18)



uPVC double glazed window to front aspect, single radiator.

### Bedroom Two

10'4" x 6'7" (3.16 x 2.03)



uPVC double glazed window to front aspect, single radiator, wood effect flooring.

## Bathroom

6'9" x 7'1" (2.06 x 2.18)



Suite comprising p-shaped bath with rainfall shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail, extractor.

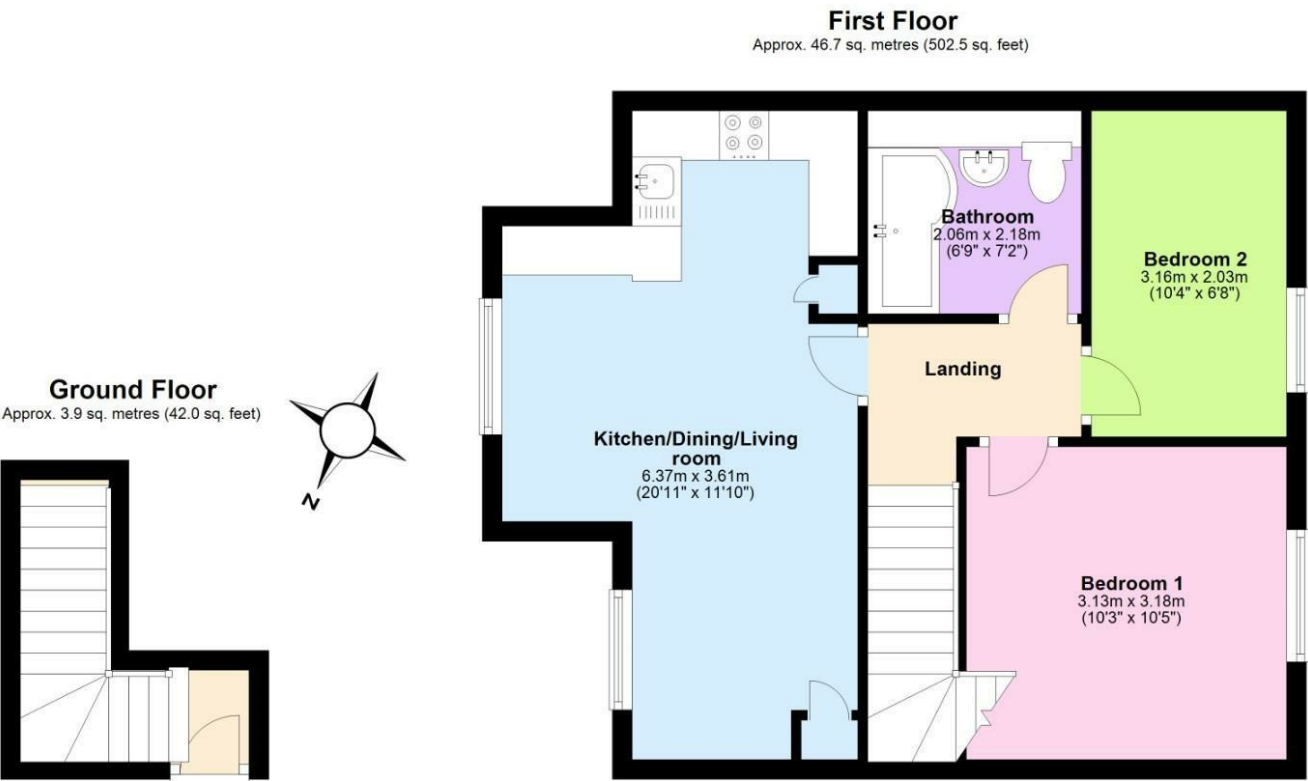
## Outside



There is one allocated parking space. A garden area is to the side of the property which is enclosed by wooden fencing.



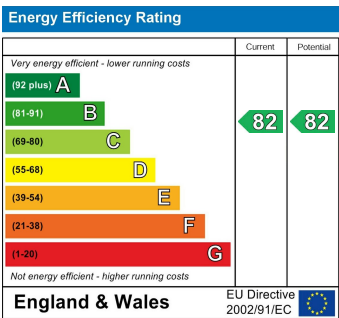
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.