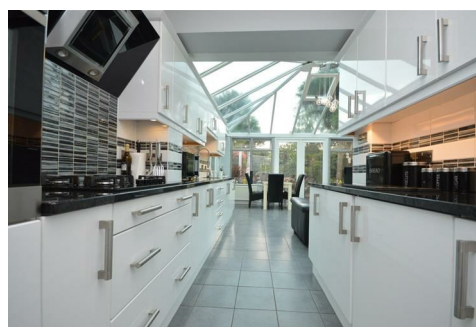




46 Park Road, Bristol, BS31 1BU

Offers In The Region Of £450,000

An extremely well presented 3 bedroom semi detached property situated close to St Johns Primary school and within walking distance to Keynsham High Street and train station. This beautiful home benefits from a well manicured westerly facing enclosed rear garden, open plan living accommodation to the rear, uPVC double glazing, gas fired central heating and off street parking for several vehicles. An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. The property is within easy walking distance to Keynsham High Street offering a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Covid 19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Our staff will also be wearing PPE for all viewings. Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.

Entrance via uPVC obscured door into

Hallway



Storage cupboard for coats also housing consumer unit, wood effect flooring, single radiator, stairs rising to first floor landing with under stairs storage cupboard, doors to

Cloakroom



uPVC double glazed obscured window to side aspect, close coupled w/c, wall mounted wash hand basin with mixer tap over and storage beneath, single radiator, fully tiled, tile flooring.

Sitting Room

15'7" x 12'3" (4.76 x 3.75)



uPVC double glazed feature bay window to front aspect, wood effect flooring, living flame gas fire with marble hearth and wooden mantel, 2 separate double radiators.

Dining Room

12'9" x 10'9" (3.91 x 3.28)



uPVC double glazed French doors opening to kitchen/family room, single radiator, wood effect flooring, feature fireplace, fitted storage space.

Open Plan Kitchen/Family Room

26'2" x 16'5" (7.99 x 5.02)



A range of wall and floor units with granite work surface over 1 1/4 sink drainer unit with mixer tap over,

integrated gas hob with fitted contemporary extractor hood, two single integrated ovens, integrated under unit fridge and freezer, tiled flooring, tiled splash backs, open plan into family room, uPVC double glazed French doors opening to rear garden, uPVC double glazed windows to rear and side aspects, 3 separate single radiators, tiled flooring, uPVC double glazed obscured door to

Utility Room

16'7" x 5'9" (5.07 x 1.77)



A range of wall and floor units with roll edge work surface over, single sink drainer unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble drier, space for fridge freezer, double radiator, tiled flooring uPVC double glazed French doors opening to rear garden, open plan into

Study/Playroom

12'7" x 5'9" (3.85 x 1.77)



uPVC double glazed French doors to hard standing area to the side, tiled flooring, space for desks and filing cabinets.

First Floor Landing

10'0" x 5'11" (3.06 x 1.82)

uPVC double glazed obscured window to side aspect, access to loft space, storage cupboard housing Worcester combination boiler (approx 5 years old), doors to

Master Bedroom

12'11" x 12'0" (3.94 x 3.68)



uPVC double glazed window to rear aspect, fitted wardrobes, double radiator, door to

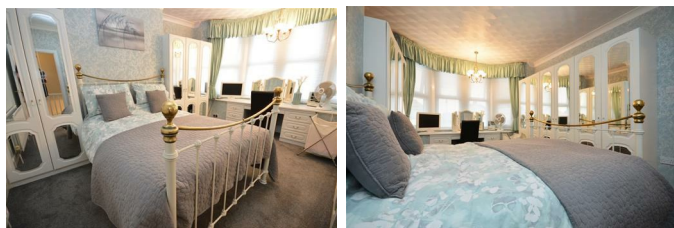
En Suite Shower Room



Suite comprising close coupled w/c, wall mounted wash hand basin with storage beneath, heated towel rail, shower cubicle with shower attachment over, extractor fan, fully tiled.

Bedroom Two

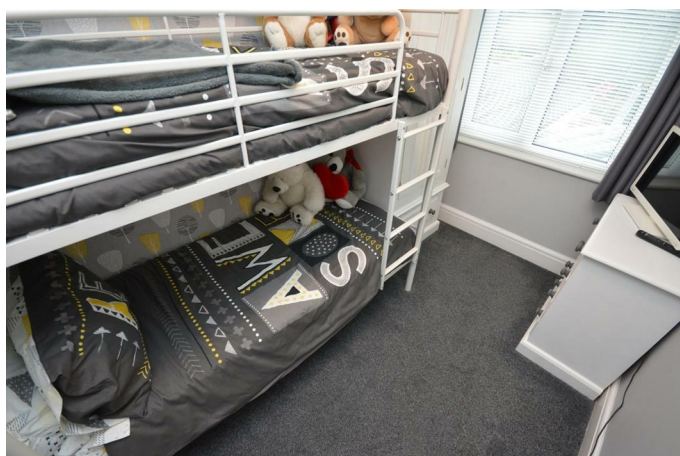
15'5" x 12'0" (4.70 x 3.67)



uPVC double glazed bay window to front aspect, fitted wardrobes, double radiator, fitted dressing table with drawers.

Bedroom Three

9'0" x 6'5" (2.76 x 1.97)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

6'3" x 6'3" (1.92 x 1.93)



uPVC obscured double glazed window to front aspect, white suite comprising panelled bath with rainfall

shower over, close coupled w/c, wall mounted wash hand basin with mixer tap over and storage beneath, fully tiled, heated towel rail, tiled flooring.

OUTSIDE

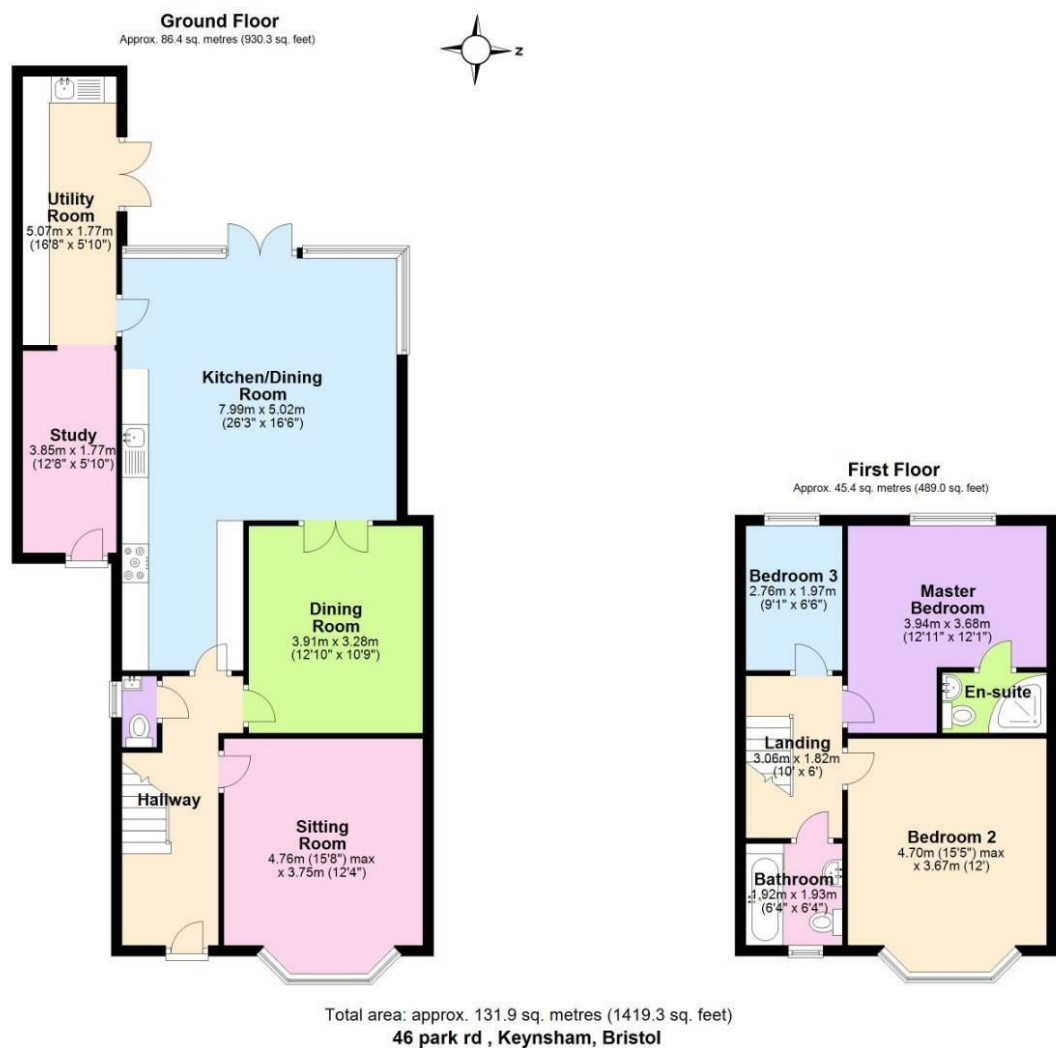


The FRONT of the property is immaculately presented with a block paved driveway providing off street parking for several vehicles with raised borders with established shrubs and mature plants, a stable style gate leads to a further hard standing storage area to the side for bins etc. The South - Westerly facing REAR garden is extremely well manicured and is a huge benefit to the property with a patio area immediately adjacent to the property ideal for outside entertaining, steps lead up to the remainder of the garden which is mainly laid to lawn with a selection of mature plants and shrubs, the rear garden is fully enclosed by wood panel fencing.

Directions

Satnav BS31 1BU

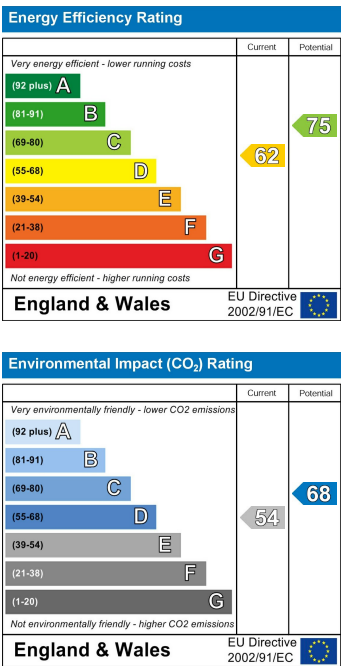
Floor Plan



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.