

## 18 Rock Road, Keynsham, BS31 1BL Offers In The Region Of £440,000

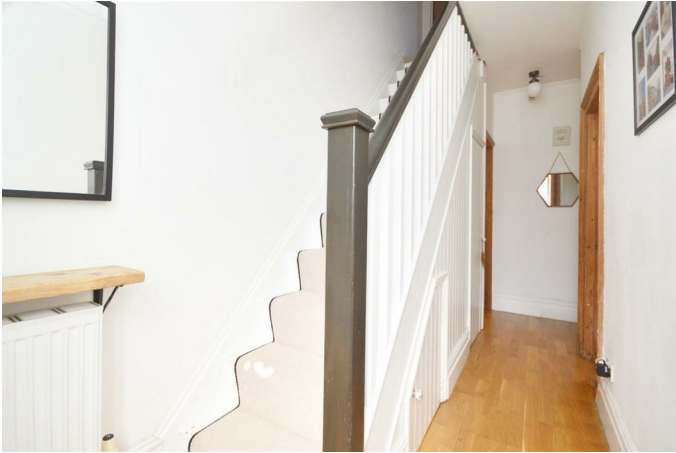
Nestled on Rock Road in the charming town of Keynsham, this delightful three-bedroom mid-terraced house offers a perfect blend of period charm and modern convenience. Built in 1900, the property is presented to a good standard throughout, making it an ideal home for families or professionals alike.

As you enter, you are welcomed by three spacious reception rooms that boast period features, including beautifully stripped wooden flooring, which adds character and warmth to the home. The ground floor also includes a convenient downstairs w/c, enhancing the practicality of the living space. The rear extension has created a lovely kitchen/breakfast room, perfect for family meals or entertaining guests, along with a utility room that provides additional storage and functionality.

Upstairs, you will find three well-proportioned bedrooms, offering ample space for relaxation and rest. The property benefits from uPVC double glazing and gas-fired central heating, ensuring comfort throughout the seasons.

Entrance via front door into

### Hallway



Small double radiator, stairs rising to first floor landing, wooden flooring, understairs storage cupboards with hanging rail, doors to

### Downstairs W/C



Extractor, suite comprising low level w/c, wall mounted wash hand basin, decorative tiled flooring.

### Sitting Room

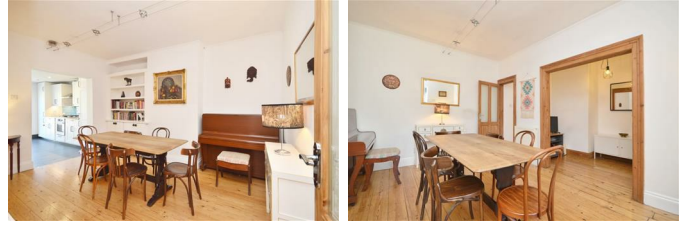
12'0" x 12'11" (3.68 x 3.96)



Feature uPVC double glazed bay window to front aspect, wooden flooring, double radiator, feature wood burning stove with granite hearth.

### Dining Room

14'5" x 10'11" (4.40 x 3.33)



Double radiator, stripped wooden flooring, alcove storage cupboards and shelving, opening to snug, further opening to Kitchen/Breakfast Room

### Snug

11'4" x 7'4" (3.46 x 2.26)



Wooden flooring, small double radiator.

### Kitchen/Breakfast Room

12'5" x 12'4" (3.80 x 3.76)



uPVC double glazed French doors opening to rear garden, uPVC double glazed window to rear aspect, tiled flooring, a range of wall and floor units with work surface over, single stainless steel sink drainer unit with chrome mixer taps over and tiled splash backs, 4 ring gas hob with electric oven and grill beneath and extractor over, under unit lighting, integrated fridge and freezer, full sized dishwasher, inset spots, doors to

### Pantry

6'0" x 5'2" (1.84 x 1.58)

Obscured double glazed window to rear aspect, wood effect flooring, single radiator, space for white goods.

### Utility Room

6'1" x 5'2" (1.86 x 1.58)

Wall mounted Vaillant gas boiler, lights, extractor, single stainless steel sink drainer unit with storage

cupboard beneath, space and plumbing for automatic washing machine, single radiator.

### First Floor Landing

Access to loft space, doors to

### Master Bedroom

14'6" x 10'11" (4.43 x 3.33)



uPVC double glazed window to rear aspect, stripped wooden flooring, double radiator, built in storage cupboards with hanging rail and shelving, wall lights.

### Bedroom Two

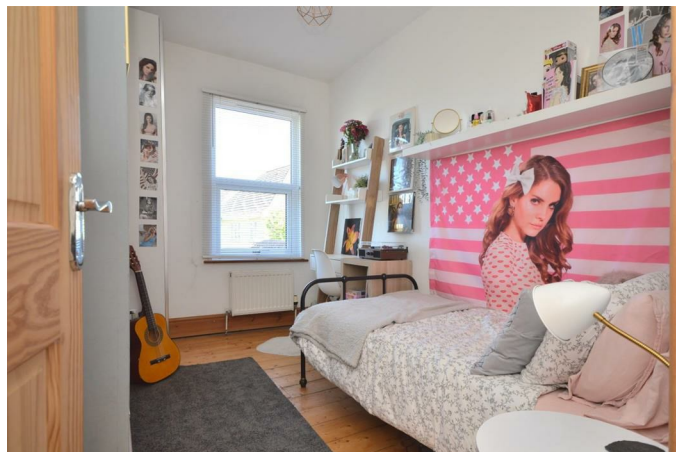
11'11" x 12'10" (3.65 x 3.93)



uPVC double glazed windows to front aspect, stripped wooden flooring, single radiator.

### Bedroom Three

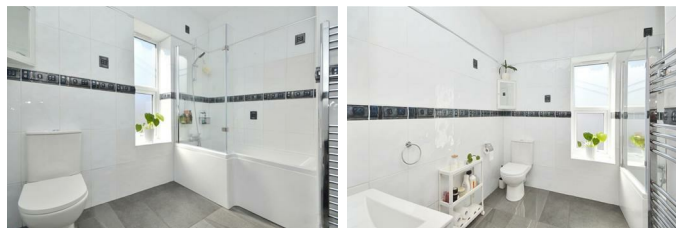
11'8" x 7'6" (3.58 x 2.31)



uPVC double glazed window to rear aspect, small double radiator, stripped wooden flooring.

### Family Bathroom

8'7" x 8'7" (2.64 x 2.62)



Obscured uPVC double glazed window to front aspect, tiled flooring, suite comprising low level w/c, p-shaped panelled bath with fixed glazed shower screen with shower attachment over, wash hand basin with chrome mixer taps and storage beneath, chrome heated towel rail, fully tiled walls, inset spots, extractor.

### Outside



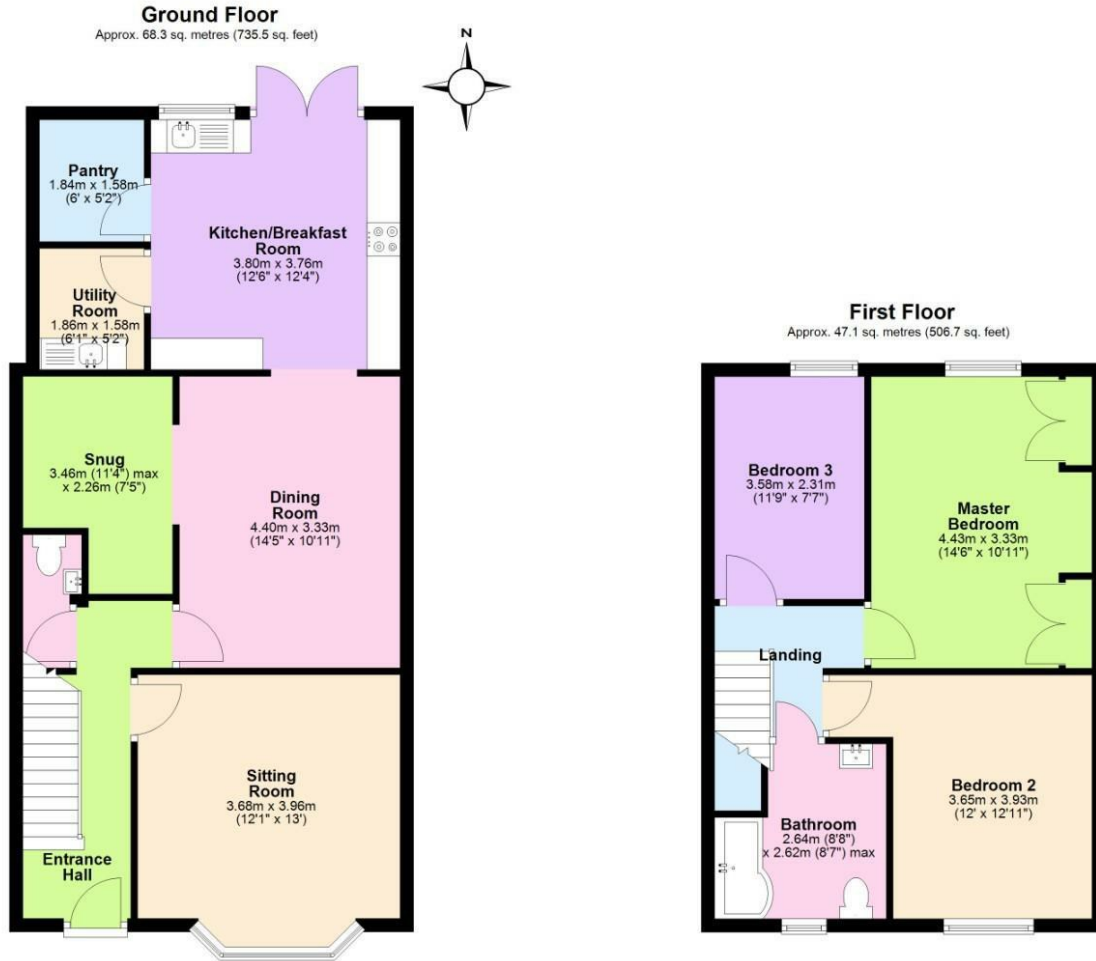
The front of the property has a slabbed pathway leading to the front door, accessed via a wrought iron gate. The remainder is laid mainly to gravel for ease of maintenance with a mulched border containing some lavender. The front is enclosed by a low level brick wall. The rear garden has a part slabbed/part gravel area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a further gravel area with pockets of planting with a pond with water feature. There is an area at the top

of the garden which is ideal for further garden furniture. A couple of garden sheds are also included in the sale. The rear garden is enclosed mainly by featheredge fencing.

**Directions**

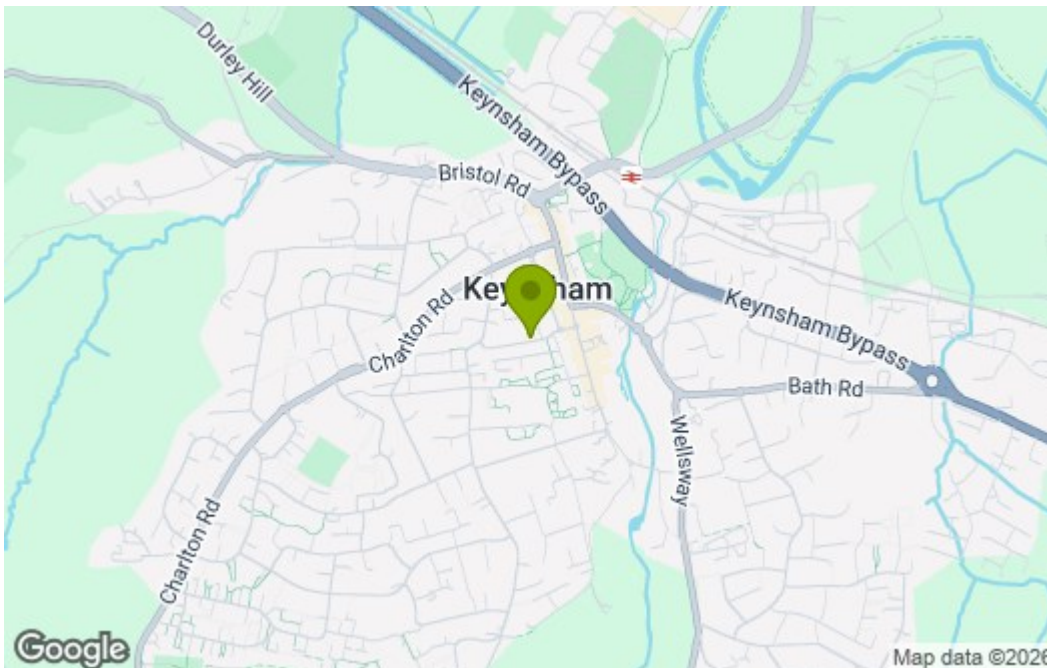
Sat Nav BS31 1BL

## Floor Plan

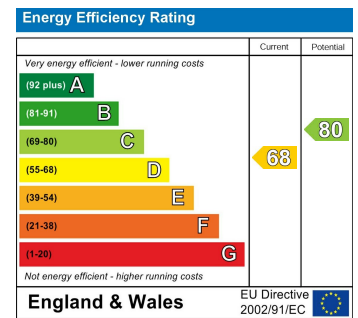


Total area: approx. 115.4 sq. metres (1242.2 sq. feet)  
**18 Rock Road, Keynsham**

## Area Map



## Energy Efficiency Graph



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