



167 Coronation Avenue, Bristol, BS31 2QG

Offers In The Region Of £315,000

Nestled on Coronation Avenue in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. Immaculately presented throughout, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The fitted kitchen is well-equipped, making meal preparation a pleasure, while the modern bathroom ensures a refreshing start to your day. With uPVC double glazing and gas-fired central heating, the home provides a warm and inviting atmosphere, perfect for family living.

The enclosed rear garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Located close to local shops and amenities, this property is not only a beautiful home but also offers easy access to everything you need for daily life.

This terraced house is an excellent opportunity for families or first-time buyers looking for a well-maintained property in a desirable area. Don't miss the chance to make this lovely house your new home.

Entrance via front door into

Kitchen/Dining Room

20'11" x 11'0" (6.4 x 3.36)



uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, uPVC double glazed door opening to rear garden, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap over, space and plumbing for slimline dishwasher, integrated induction hob with fitted extractor over, integrated double oven, space and plumbing for washing machine, spot lights. Dining Area - double radiator, stairs rising to first floor landing, under stairs storage space, door to

Lounge / Dining Room

20'8" x 10'4" (6.3 x 3.16)



uPVC double glazed windows to front and rear aspects, double radiator, wood effect flooring,

First Floor Landing

Access to loft space, doors to

Bedroom One

12'5" x 10'7" (3.79 x 3.23)



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

Bedroom Two

12'4" x 7'8" (3.77 x 2.36)



uPVC double glazed window to front aspect, single radiator.

Bedroom Three

8'0" x 10'6" (2.45 x 3.21)



uPVC double glazed window to rear aspect, single radiator, cupboard housing Worcester combination boiler with additional storage.

Family Bathroom

8'0" x 7'11" (2.44 x 2.42)



Obscured uPVC double glazed window to rear aspect, paneled bath with rainfall shower over, close coupled w/c, wash hand basin with mixer tap over and storage beneath, spot lights, extractor.

Outside

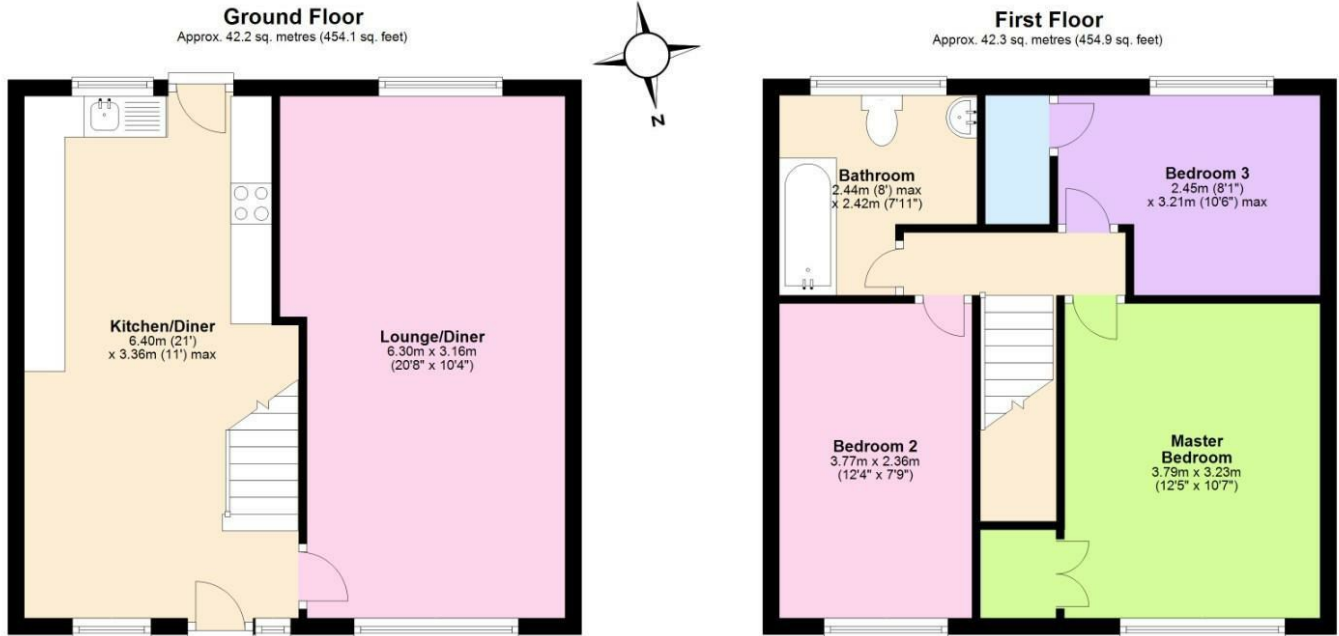


The front garden is laid mainly to lawn with a pathway leading to the front door and is enclosed by hedging. The rear garden is of a generous size with a patio area immediately adjacent to the property ideal for garden furniture. The remainder is laid mainly to lawn and is fully enclosed by wooden fencing.

Directions

Sat Nav BS31 2QG

Floor Plan



Total area: approx. 84.4 sq. metres (909.0 sq. feet)
167 coronation avenue , Keynsham, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary 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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