



32 Holly Walk, Bristol, BS31 2TU

Offers Over £300,000

Nestled in the charming area of Holly Walk, Keynsham, Bristol, this delightful three-bedroom extended terraced house presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

The fitted kitchen is both functional and stylish, making meal preparation a pleasure. The property also includes a modern bathroom, ensuring comfort and convenience for all residents. With gas-fired central heating and uPVC double glazing, you can enjoy a warm and energy-efficient home throughout the year.

One of the standout features of this property is the low-maintenance enclosed rear garden, ideal for outdoor gatherings or simply unwinding in a private setting. Additionally, a garage located in a nearby block offers valuable storage space or secure parking.

Situated close to local shops and amenities, this home provides easy access to everyday necessities, making it a practical choice for those who appreciate convenience. Whether you are looking to settle down in a friendly community or seeking a sound investment, this terraced house in Keynsham is sure to meet your needs. Don't miss the chance to make this lovely property your new home.

Entrance via uPVC double glazed obscured door into

Hallway



Stairs rising to first floor landing, single radiator, uPVC double glazed obscured window to front aspect, door to

Sitting Room

14'8" x 12'7" (4.48 x 3.84)



uPVC double glazed window to front aspect, double radiator, coal effect electric fire, wood effect flooring, internal double doors to

Open Plan Kitchen/Dining Room

15'10" x 14'4" (4.85 x 4.39)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors opening to rear garden, a range of wall and floor units with work surface over, sink drainer unit with mixer taps over, integrated gas hob with fitted extractor over, integrated dishwasher, washing/drier, double oven, microwave and fridge freezer, space for additional freestanding fridge freezer, 2 Velux windows to rear aspect, spotlights, tiled flooring, radiator.

First Floor Landing

7'8" x 6'7" (2.36 x 2.01)



Access to loft hatch, wood effect flooring, doors to

Master Bedroom

14'5" x 8'11" (4.40 x 2.74)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, additional wardrobe housing Worcester combination boiler.

Bedroom Two

9'3" x 8'11" (2.82 x 2.72)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

6'8" x 6'8" (2.05 x 2.05)



uPVC double glazed window to front aspect, single radiator, fitted storage cupboards.

Bathroom

6'7" x 6'0" (2.01 x 1.83)



Obscured uPVC double glazed window to rear aspect, panelled bath with shower attachment over, wash hand basin with mixer tap over and storage beneath, close coupled w/c, heated towel rail, spotlights.

Outside



The front of the property is laid mainly to gravel for ease of maintenance, a pathway leads to the front door. The rear garden has a decking area ideal for garden furniture with a small area of artificial lawn and is fully enclosed by wood panel fencing with a pedestrian gate to give access to the rear.

Garage

Situated in a block nearby.

Directions

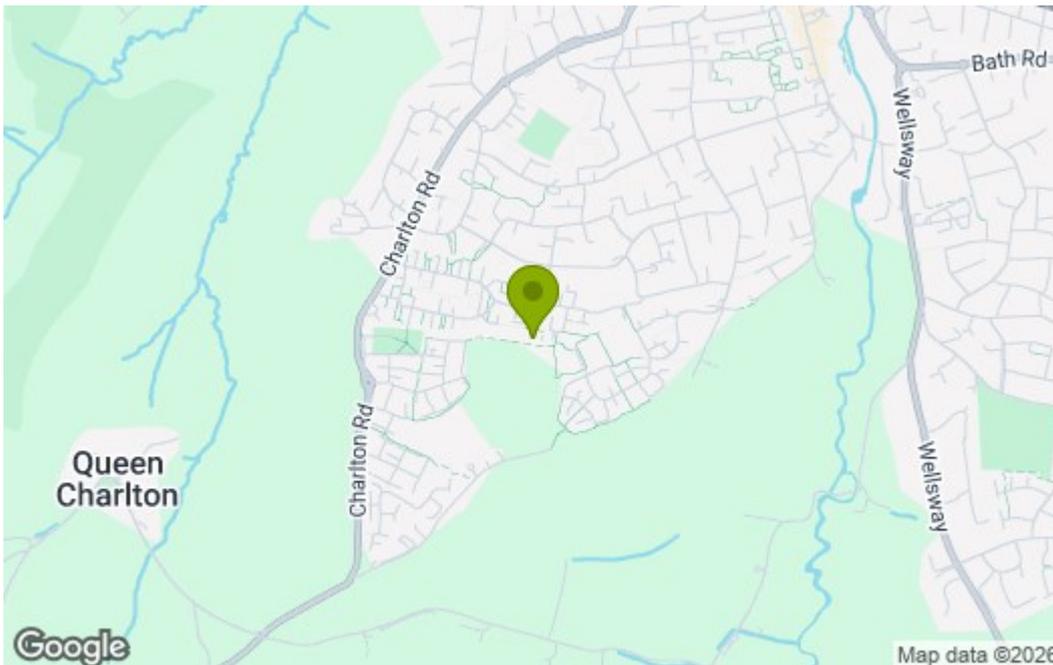
Sat Nav BS31 2TU

Floor Plan

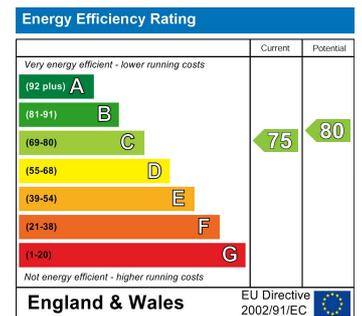


Total area: approx. 78.9 sq. metres (849.5 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.