



## 9 Cherry Tree Close, Keynsham, BS31 2RF Offers In The Region Of £289,950

Positioned in the charming Cherry Tree Close in Keynsham, this three-bedroom mid-terraced house presents a wonderful opportunity for those looking to create their ideal home. With a prime location, the property is conveniently situated near local shops and amenities, making daily errands and leisure activities easily accessible.

While the house is in need of updating, it offers a blank canvas for potential buyers to infuse their personal style and preferences. The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months. Additionally, the uPVC double glazing enhances energy efficiency and noise reduction, contributing to a peaceful living environment.

The enclosed rear garden provides a private outdoor space, perfect for relaxation, gardening, or entertaining guests. This feature is particularly appealing for families or those who enjoy spending time outdoors.

Importantly, there is no onward sales chain, allowing for a smoother transition into your new home. This property is ideal for first-time buyers, families, or investors looking to add value through renovation. With its potential and prime location, this house is a must-see for anyone seeking a property in Keynsham.

Entrance via front door into

### Hallway

Stairs rising to first floor landing, single radiator, door to

### Sitting Room



uPVC double glazed window to front aspect, double radiator, electric fire, understairs storage cupboard, doors to

### Kitchen/Dining Room



uPVC double glazed windows to rear aspect, uPVC double glazed door opening to sun room, a range of wall and floor units with worksurface over, integrated gas hob with fitted extractor over, integrated double oven, space for under unit fridge freezer, double radiator.

### Sun Room



Space and plumbing for washing machine, space for tumble drier with worksurfaces over, storage beneath,

uPVC double glazed windows to rear aspect, uPVC double glazed sliding patio doors to rear garden.

### First Floor Landing

Access to loft space, doors to

### Bathroom



Obscured uPVC double glazed window to rear aspect, paneled bath with shower attachment over, close coupled w/c, pedestal wash hand basin with mixer taps, single radiator.

### Bedroom One



uPVC double glazed window to front aspect, storage cupboard, radiator.

### Bedroom Two



uPVC double glazed window to rear aspect, single radiator, wall mounted Worcester combination boiler.

### Bedroom Three



uPVC double glazed window to front aspect, single radiator.

### Outside



The front is laid mainly to lawn with a pathway leading to the front door. The rear garden is laid to lawn with an area of gravel to the rear. The garden is fully enclosed by wooden fencing with a pedestrian gate providing access. A garden shed is also included in the sale.

### Directions

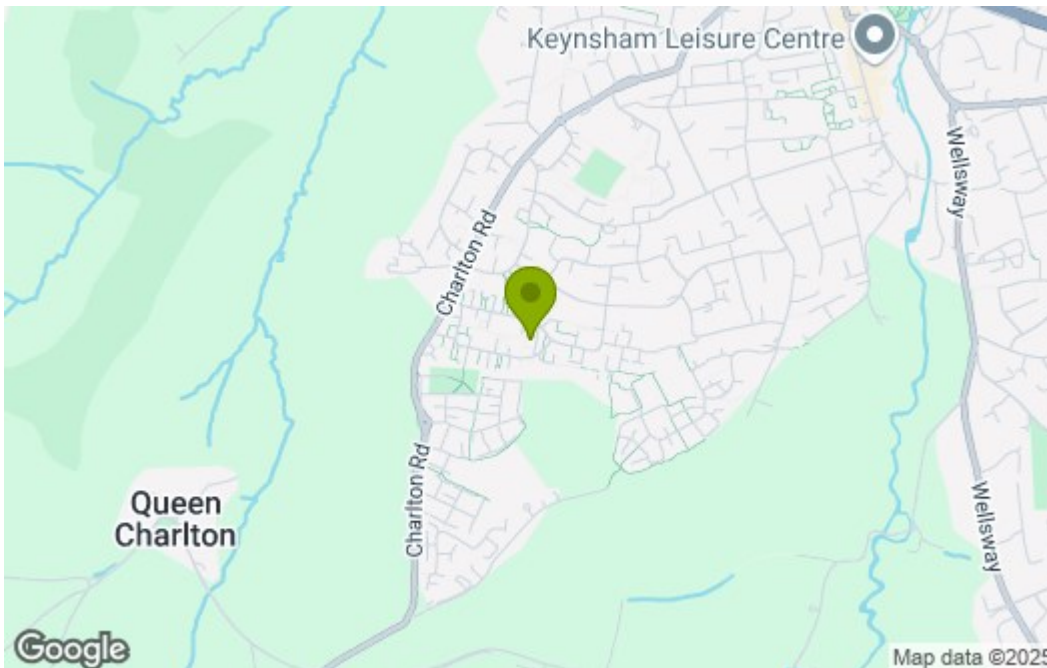
Sat Nav BS31 2RF

## Floor Plan



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)  
**9 Cherry Tree Close, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.