



## **16 Richmond Close, Bristol, BS31 2PP**

### **Offers In The Region Of £279,995**

Nestled in the tranquil cul de sac of Richmond Close, Keynsham, this charming two-bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. The property is well-maintained and boasts a welcoming reception room, perfect for relaxation or entertaining guests.

The two bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is functional and well-appointed, catering to the needs of modern living. The house benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

One of the standout features of this property is the lovely enclosed rear garden, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is off-street parking available for one vehicle, adding to the convenience of this delightful home.



Entrance via front door into

### Hallway

Stairs rising to first floor landing, door to

### Sitting/Dining Room

21'2" x 9'6" (6.46 x 2.90)



uPVC double glazed windows to front and rear aspects, single radiator. wall mounted gas fire, coving, door to

### Kitchen

10'5" x 7'8" (3.18 x 2.36)



Obscured uPVC double glazed window to side aspect, obscured uPVC double glazed pedestrian door to rear garden, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with chrome mixer taps, tiled splash backs, 4 ring electric induction hob with extractor hood and light over, electric oven and grill beneath, space and plumbing for automatic washing machine, space for a fridge and freezer, tiled flooring, under unit lighting, electric floor kick heater.

### First Floor Landing



Obscured uPVC double glazed window to side aspect, access to loft space, airing cupboard housing water storage tank and shelving for linen, doors to

### Master Bedroom

10'3" x 14'5" (3.13 x 4.41)



Two uPVC double glazed windows to front aspect, single radiator, shelf for storage.

### Bedroom Two

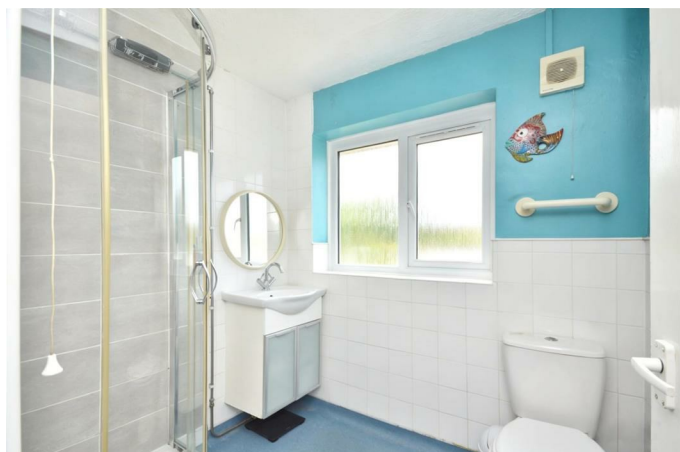
10'7" x 10'8" (3.24 x 3.27)



uPVC double glazed window to rear aspect, single radiator, storage cupboard with hanging rail and shelving.

## Shower Room

5'3" x 6'7" (1.61 x 2.01)



Obscured uPVC double glazed window to rear aspect, single radiator, part tiled, low level w/c, wash hand basin with mixer tap over and storage beneath, fully tiled corner shower cubicle accessed via 2 sliding glazed doors with electric shower over, wall mounted extractor.

## Outside

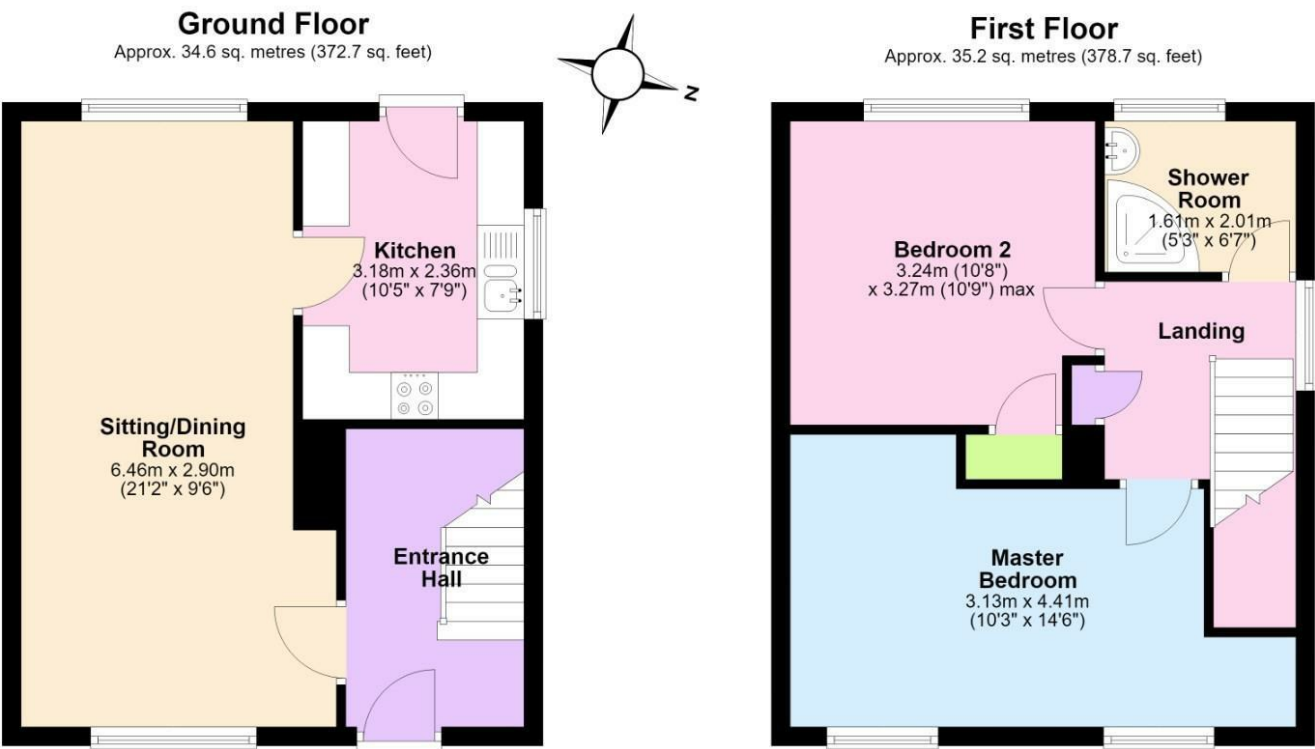


The front is accessed via a wooden gate. a pathway leads to the front door, the remainder is laid mainly to gravel and mulch for ease of maintenance. The front garden is enclosed by shrubbery and part picket and part featheredge fencing. The rear garden has a patio area immediately adjacent to the property ideal for al fresco dining, there is an area of slate with a small ornamental pond. The remainder is laid mainly to mulch with pockets of mature shrubbery and a lawn with a pathway leading to the top of the garden giving access to the parking area. The rear garden is enclosed by wood panel fencing and featheredge fencing. There is pedestrian access down the side of the property to the front. A detached storage shed is also included in the sale.

## Directions

Sat Nav BS31 2PP

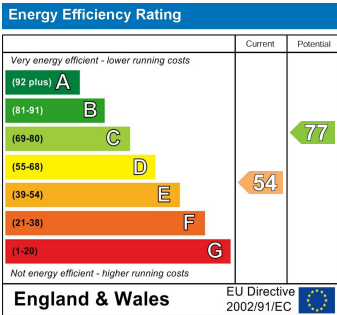
Floor Plan



Area Map



Energy Efficiency Graph



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