



11 Holmoak Road, Bristol, BS31 2RS

Offers Over £315,000

Nestled on Holmoak Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terraced house offers a perfect blend of comfort and convenience. The property has been thoughtfully designed to cater to modern living while retaining its inviting character.

Built in 1970, this well-presented home features uPVC double glazing throughout, ensuring warmth and energy efficiency. The ground floor boasts a spacious reception room that flows seamlessly into a single-storey rear extension, creating an open-plan kitchen and dining area ideal for family gatherings and entertaining guests. The kitchen is well-equipped, providing ample space for culinary creativity.

The property comprises three generously sized bedrooms, perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, serving the needs of the household with ease.

Entrance via uPVC obscured double glazed door into

Hallway

uPVC obscured double glazed window to front aspect, space for hanging coats, single radiator, stairs rising to first floor landing, wood effect flooring, door to

Sitting Room

15'7" x 12'6" (4.75 x 3.82)



uPVC double glazed window to front aspect, wall mounted contemporary electric fire, wood effect flooring, understairs storage cupboard, door to

Kitchen/Dining Room

15'2" x 15'7" (4.64 x 4.77)



Aluminum bi-folding doors to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space for gas cooker with fitted extractor over, space and plumbing for washing machine, space for tumble drier, space for freestanding fridge freezer, spotlights, open plan into dining area, double radiator, Velux window to rear aspect, spot lights.

First Floor Landing

7'5" x 6'3" (2.27 x 1.93)



Access to loft space, doors to

Bedroom One

14'4" x 8'11" (4.37 x 2.74)



uPVC double glazed window to front aspect, single radiator, airing cupboard housing Worcester combination boiler, wooden shelving for linen.

Bedroom Two

9'3" x 8'11" (2.83 x 2.73)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'7" x 6'7" (2.93 x 2.02)



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

Family Bathroom

6'1" x 6'7" (1.86 x 2.03)



Obscured uPVC double glazed window to rear aspect, p-shaped panelled bath with rainfall shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail.

Outside



The front of the property has a driveway providing off street parking. The rear garden has a patio area ideal for garden furniture, the remainder is laid mainly to lawn and is fully enclosed by wooden fencing, a pedestrian gate provides access to the rear. A garage is located in a nearby block.

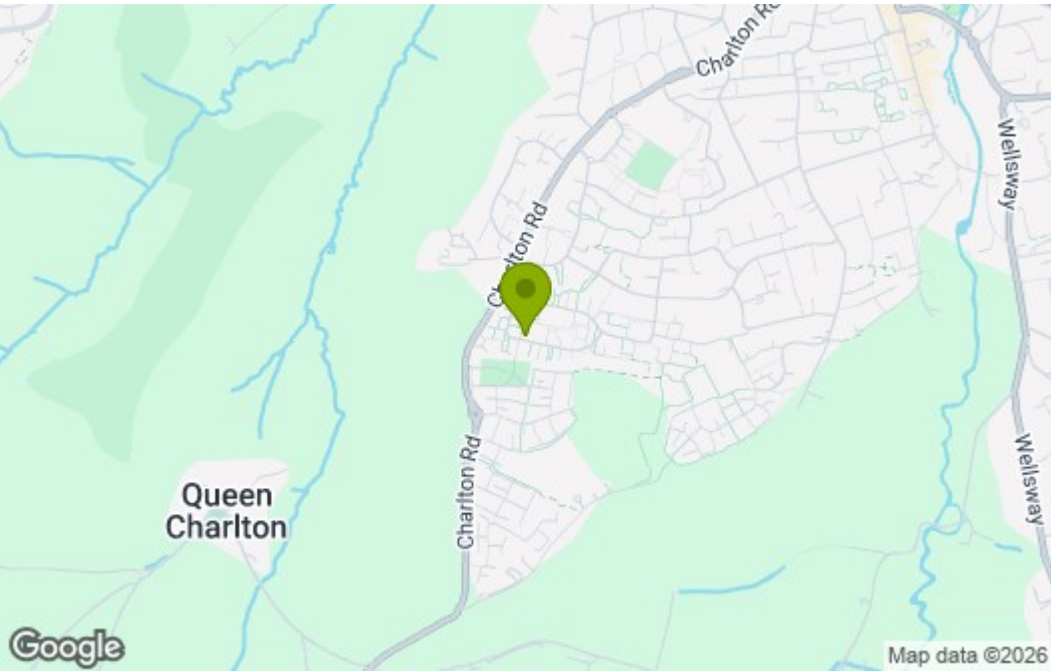
Directions

Sat Nav BS31 2RS

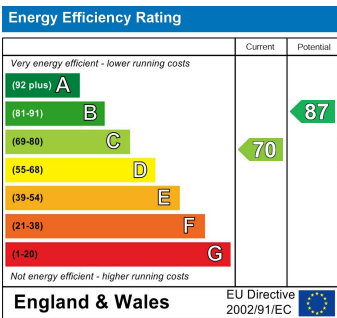
Floor Plan



Area Map



Energy Efficiency Graph



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