EVELEIGHS

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44 Caernarvon Road, Bristol, BS31 2PE

Offers Over £300,000

Nestled on Caernarvon Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-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 practical and stylish, offering ample storage and workspace for culinary enthusiasts. The bathroom is equally well-appointed, ensuring comfort and convenience for all residents. With double glazing throughout, the home benefits from enhanced energy efficiency and a peaceful atmosphere, while the gas-fired central heating guarantees warmth during the cooler months.

One of the standout features of this property is the off-street parking, providing a rare convenience in this desirable area. The enclosed rear garden is a low-maintenance oasis, ideal for outdoor gatherings or simply enjoying a quiet moment in the sun.

Situated in close proximity to local shops and amenities, this home offers the perfect blend of suburban tranquillity and urban convenience. Keynsham is well-connected, making it easy to access nearby cities and attractions. This property is not just a house; it is a wonderful place to call home. Don't miss the chance to view this charming residence and experience all it has to offer.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via uPVC double glazed door into

Hallway

Stairs rising to first floor landing, under stairs storage space, single radiator, doors to

Utility Room

uPVC double glazed obscured window to front aspect, space and plumbing for washing machine, space for tumble drier, worksurface, and wall units.

Kitchen

9'0" x 10'1" (2.75 x 3.08)

uPVC double glazed window to rear aspect, double glazed obscured door to rear garden, a range of wall and floor units with worksurface over, space for Rangemaster style cooker with extractor over, sink drainer unit with mixer tap over, space for American style fridge freezer, cupboard with space and plumbing for dishwasher with fitted shelving, spot lights, partial underfloor heating, door to

Lounge/Dining Room

20'8" x 10'5" (6.32 x 3.20)

uPVC double glazed window to front aspect, two double radiators, open plan to dining area with uPVC double glazed window to rear aspect, single radiator.

First Floor Landing

Access to loft space, doors to

Bedroom One

12'2" x 10'6" (3.71 x 3.21)

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

Bedroom Two

12'2" x 8'3" (3.71 x 2.53)

uPVC double glazed window to front aspect, single radiator.

Bedroom Three
8'1" x 10'5" (2.47 x 3.20)

uPVC double glazed window to rear aspect, single radiator, cupboard housing combination boiler.

Bathroom

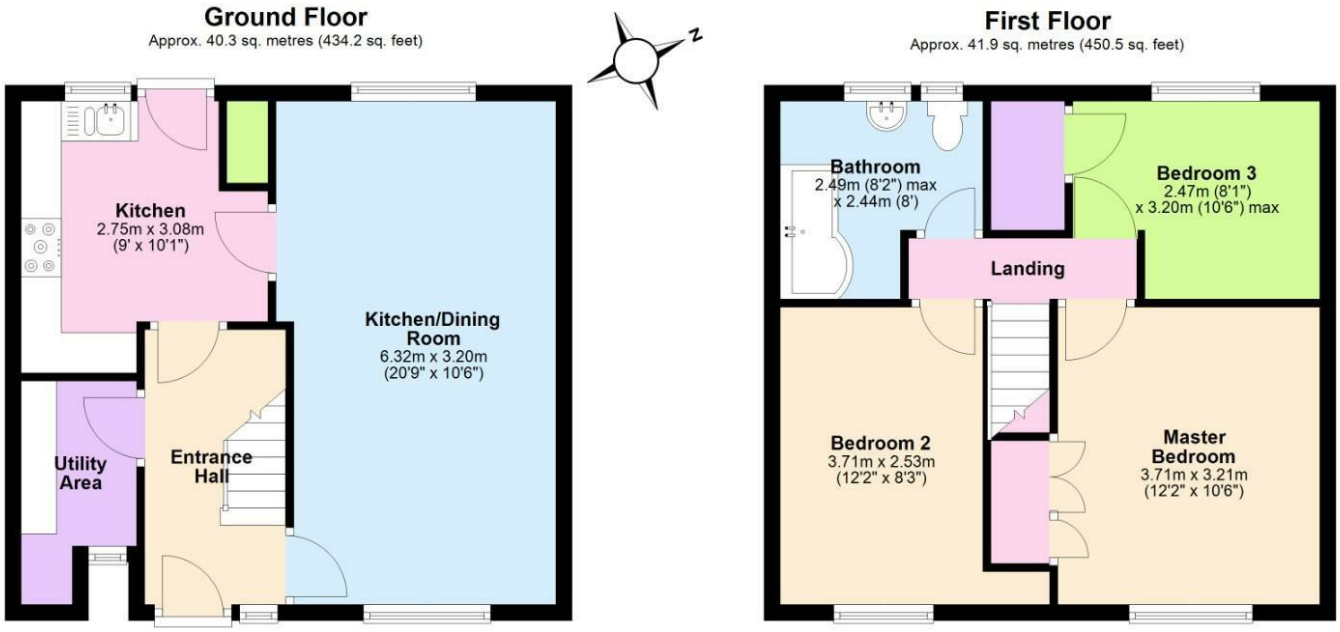
Obscured uPVC double glazed window to rear aspect, white suite comprising fitted p-shaped bath with rainfall shower over, wash hand basin with storage beneath and mixer tap over, close coupled w/c, spot lights.

Outside

The front of the property has a driveway providing off street parking. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. The rear garden is fully enclosed by wood panel fencing.

Directions
Sat Nav BS31 2PE

Floor Plan

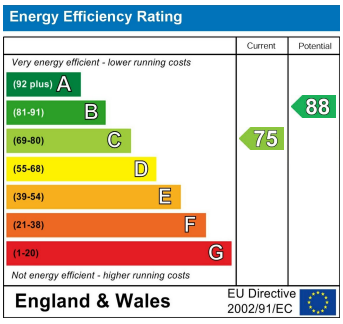


Total area: approx. 82.2 sq. metres (884.7 sq. feet)

44 Caernarvon Road, Keynsham

Area Map

Energy Efficiency Graph



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