



90 Kelston Road, Bristol, BS31 2JL Offers In The Region Of £305,000

Nestled on Kelston Road in Keynsham, Bristol, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property is conveniently located near local shops and amenities, ensuring that daily necessities are just a short stroll away.

Upon entering, you will appreciate the warmth and comfort provided by the uPVC double glazing and gas-fired central heating, making this home both inviting and energy-efficient. The fitted kitchen is well-equipped, offering a practical space for culinary endeavours, while the bathroom is designed for convenience and functionality. Additionally, the downstairs w/c adds an extra layer of practicality for busy households.

The property boasts a low-maintenance enclosed rear garden, perfect for enjoying outdoor moments without the burden of extensive upkeep. This space is ideal for children to play, or for hosting gatherings with friends and family.

Entrance via uPVC double glazed obscured front door into

Porch

uPVC double glazed window to side aspect, space for coats, further door to

Sitting Room

13'0" x 15'2" (3.97 x 4.63)



uPVC double glazed window to front aspect, double radiator, wall mounted electric fire, door to

Hallway

16'2" x 4'1" (4.95 x 1.25)



Stairs rising to first floor landing, understairs storage space, further storage cupboard, double radiator, uPVC double glazed door to rear garden, doors to

Downstairs W/C



Obscured window to side aspect, suite comprising wash hand basin with taps over, close coupled w/c.

Kitchen

18'4" x 7'3" (5.60 x 2.21)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit, integrated double oven, integrated gas hob, space and plumbing for washing machine, double radiator, space and plumbing for dishwasher, space for American style fridge freezer.

First Floor Landing

Access to loft space, airing cupboard housing Worcester combination boiler, doors to

Bedroom One

14'8" x 8'7" (4.49 x 2.64)



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

Bedroom Two

11'9" x 8'9" (3.60 x 2.67)



uPVC double glazed window to rear aspect, storage cupboard, single radiator.

Bedroom Three

11'1" x 6'2" (3.38 x 1.90)



uPVC double glazed window to front aspect, single radiator.

Bathroom

6'5" x 6'2" (1.98 x 1.89)



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

Outside



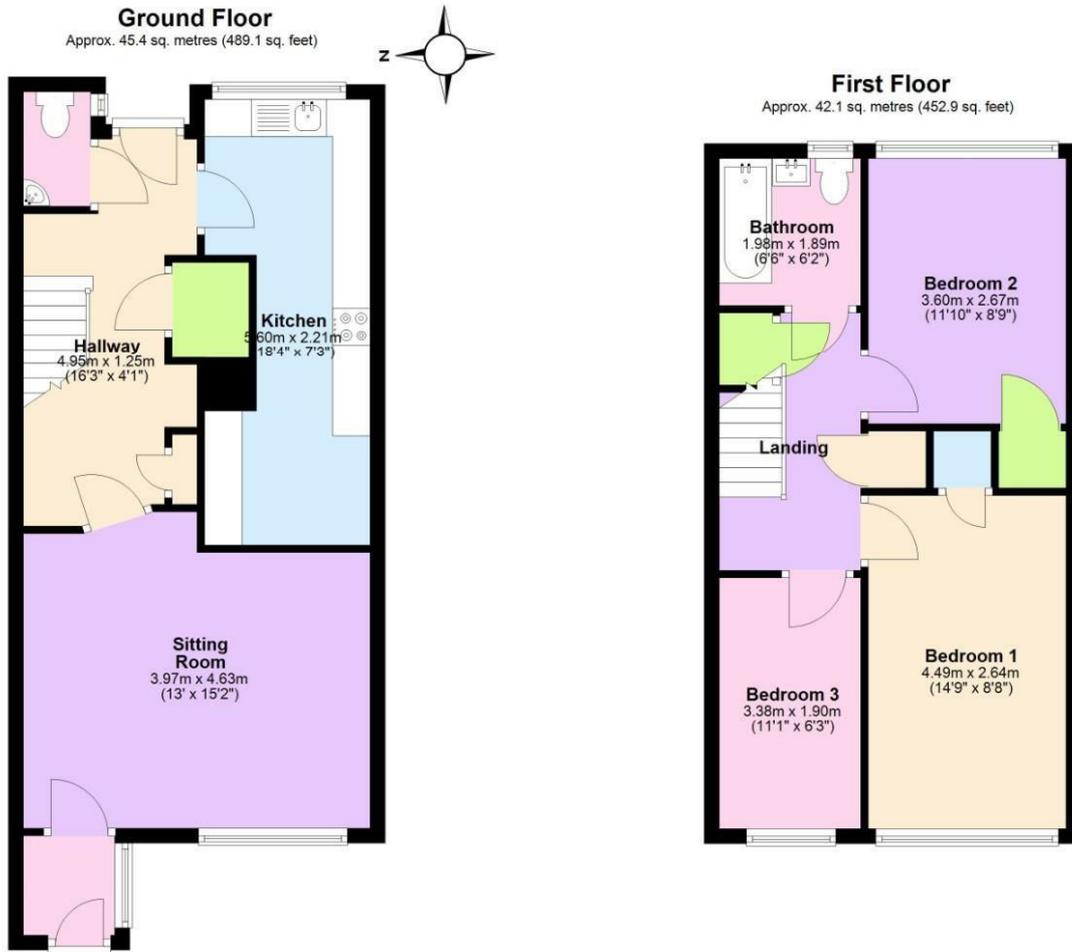
The rear garden is laid mainly to patio for ease of maintenance and is fully enclosed by wooden fencing, a pedestrian gate provides access to the rear. A concrete built storage shed is located at the bottom of the garden. The front of the property has a pathway

leading to the front door and is enclosed by a low level fence.

Directions

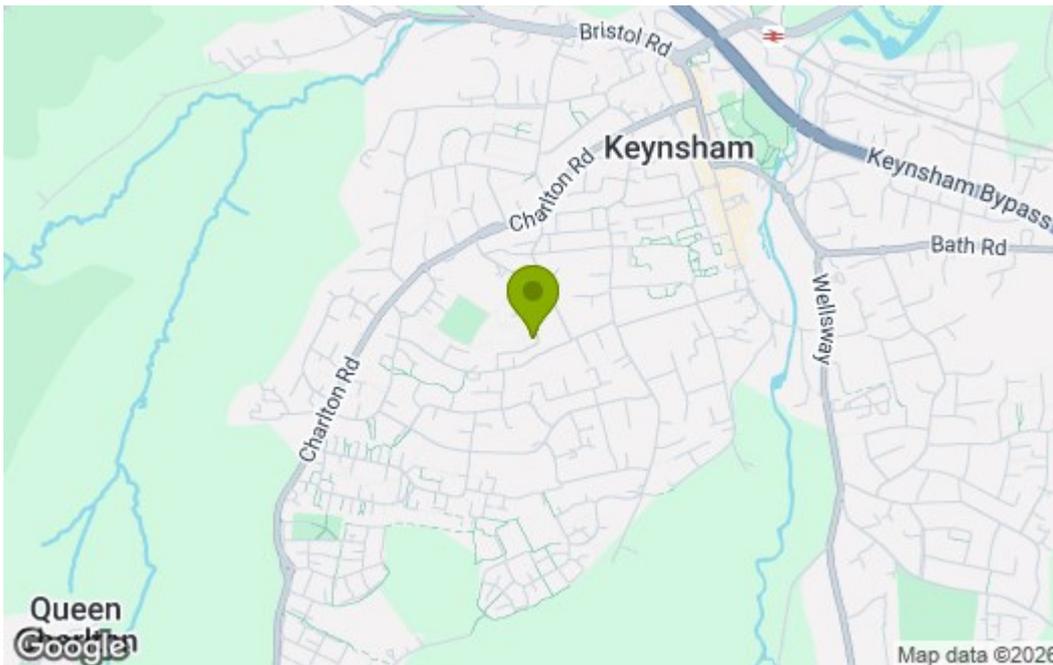
Sat Nav BS31 2JL

Floor Plan

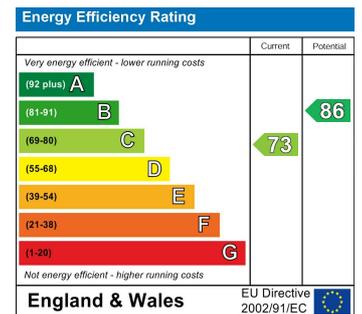


90 Kelston Road

Area Map



Energy Efficiency Graph



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