EVELEIGHS

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35 Park Road, Bristol, BS31 1BX

Offers Over £400,000

Nestled on Park Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terrace Edwardian house presents an excellent opportunity for those seeking a home with character and potential. Ideally located just a stone's throw from Keynsham High Street, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and the train station, making commuting and daily errands a breeze.

The property, while in need of some modernisation, offers a blank canvas for buyers to create their dream home. With gas-fired central heating and double glazing, it provides a comfortable living environment, ensuring warmth and energy efficiency throughout the seasons. The enclosed rear garden is low maintenance, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening.

One of the standout features of this property is the absence of an onward sales chain, allowing for a smoother and more straightforward purchasing process. This home is ideal for families, first-time buyers, or

uPVC obscured glass door into

Porch
Storage cupboard housing meters, area for coats and shoes, further door into

Hallway
15'8" x 6'4" (4.79 x 1.95)

Stairs rising to first floor landing, double radiator, understairs storage cupboard, doors to

Sitting Room
15'0" x 12'5" (4.58 x 3.81)

uPVC double glazed feature bay window to front aspect, double radiator.

Dining Room
14'6" x 10'4" (4.44 x 3.17)

uPVC double glazed window to rear aspect, single radiator, gas fire with back boiler.

Kitchen/Breakfast Room
15'1" x 8'3" (4.61 x 2.54)

Windows to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated Bosch electric hob and Bosch double oven, under unit lighting, lighting in cupboards, door to

Inner Hallway
Door to rear aspect, doors to

Downstairs W/C
Close coupled w/c.

Utility Area
10'8" x 6'1" (3.27 x 1.87)

uPVC double glazed windows to rear and side aspects, space for tumble drier, space and plumbing for washing machine, additional space for freestanding fridge freezers, wall mounted gas heater.

First Floor Landing
8'4" x 7'2" (2.55 x 2.19)
Doors to

Bedroom One
15'3" x 11'9" (4.67 x 3.60)

uPVC double glazed feature bay window to front aspect, double radiator.

Bedroom Two
12'1" x 10'6" (3.69 x 3.22)

uPVC double glazed window to rear aspect, double radiator, fitted wardrobes.

Bedroom Three
12'0" x 8'5" (3.66 x 2.58)

uPVC double glazed window to rear aspect, fitted storage space housing hot water tank.

Bathroom
7'0" x 7'2" (2.14 x 2.19)

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

Outside

The front of the property has a small courtyard style garden enclosed by stone and brick walling with a pedestrian gate giving access to a pathway leading to the front door. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to gravel for ease of maintenance. The rear garden is fully enclosed by wooden fencing and stone walling with a pedestrian gate providing access to the rear.

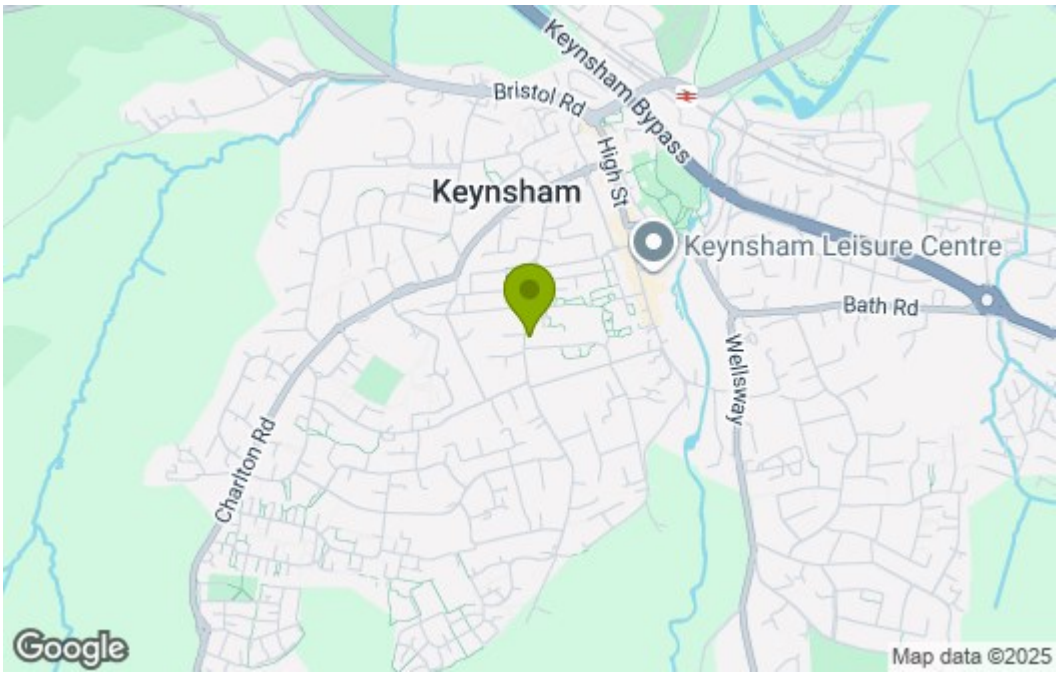
Directions
Sat Nav BS31 1BX

Floor Plan

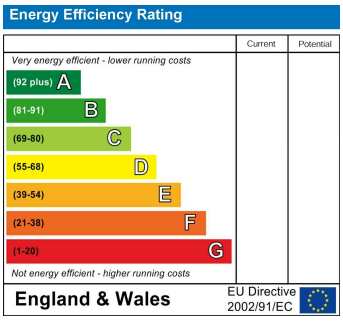
Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

35 Park Rd , Keynsham, Bristol

Area Map



Energy Efficiency Graph



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