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## 14 Kenilworth Close, Bristol, BS31 2PB

## Offers In The Region Of £325,000

Nestled in the charming area of Kenilworth Close, Keynsham, Bristol, this delightful three-bedroom terraced house presents an excellent opportunity for both first-time buyers and families alike. With no onward sales chain, you can move in with ease and enjoy all that this lovely home has to offer.

Upon entering, you will find a spacious reception room that flows seamlessly into an open-plan living area, perfect for entertaining or relaxing with loved ones. The ground floor is bathed in natural light, thanks to the lantern roof and patio doors that lead out to a low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

The property boasts three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality for everyday living.

Additional features include uPVC double glazing, which enhances energy efficiency and noise reduction, as well as gas-fired central heating to keep you warm during the cooler months. Off-street parking is also

Entrance via composite front door into

**Hallway**
Stairs rising to first floor landing, door to

**Sitting Room**
11'9" x 13'8" (3.60 x 4.18)



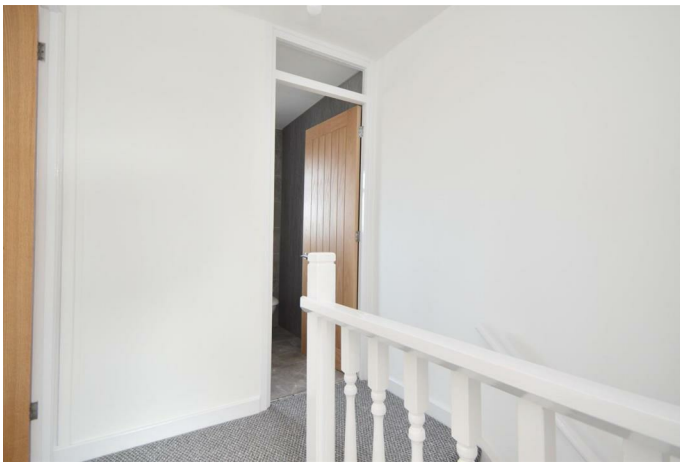
uPVC double glazed window to front aspect, double radiator, media wall with shelving, opening to

**Open Plan Kitchen/Dining Room**
13'1" x 18'11" (4.01 x 5.77)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, lantern style roof allowing natural light, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps, integrated electric hob with contemporary extractor hood over, integrated oven and microwave, island with worksurface over, storage beneath and area for bar stools, integrated dishwasher, space and plumbing for washing machine and tumble drier, space for freestanding American style fridge freezer, double radiator.

**First Floor Landing**



Access to loft space, doors to

**Master Bedroom**
11'9" x 13'5" (3.59 x 4.09)



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

## Bedroom Two
8'11" x 13'5" (2.73 x 4.10)



uPVC double glazed window to rear aspect, double radiator

## Bedroom Three
8'8" x 7'9" (2.66 x 2.38)



uPVC double glazed window to front aspect, double radiator.

## Family Bathroom
5'6" x 7'6" (1.68 x 2.31)



Obscured uPVC double glazed window to rear aspect, suite comprising fully tiled shower cubicle with rainfall shower over, wash hand basin with mixer tap over and storage beneath, close coupled w/c, fully tiled walls, tiled flooring, heated towel rail, extractor.

## Outside





The front of the property has a driveway providing off street parking for several vehicles. The rear garden has a patio 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 cladding style fence.

## Directions
Sat Nav BS31 2PB

## Directions

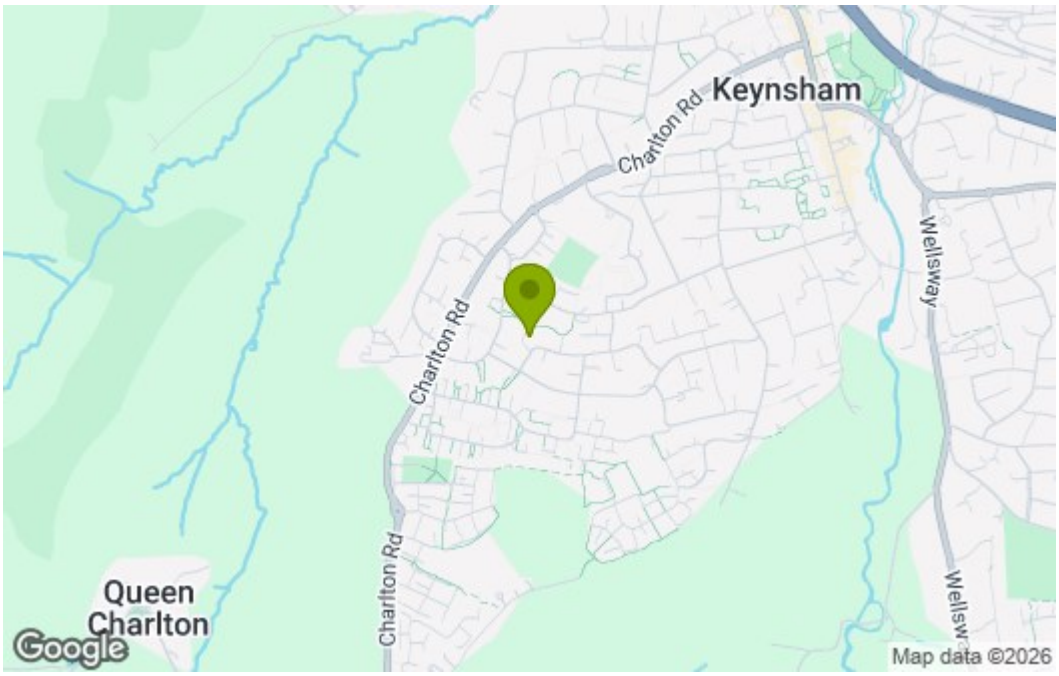
## Floor Plan



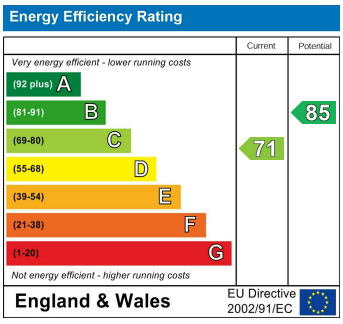

Total area: approx. 78.3 sq. metres (842.5 sq. feet)

**14 Kenulworth Close, Keynsham**

## Area Map




## Energy Efficiency Graph




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