



## 75 Augustus Avenue, Keynsham, BS31 2FH

**£415,000**

Nestled on Augustus Avenue in the charming town of Keynsham, Bristol, this delightful three-bedroom semi-detached house by Taylor Wimpey is a perfect family home. Presented to a high standard, the property boasts a spacious reception room, a well-appointed bathroom, and an en suite to the master bedroom, ensuring comfort and convenience for all residents. The home is enhanced by uPVC double glazing and gas-fired central heating, providing warmth and energy efficiency throughout the year. The beautifully landscaped rear garden offers a serene outdoor space, ideal for relaxation or entertaining, while off-street parking for two vehicles adds to the practicality of this lovely residence.

Conveniently located just a few hundred metres from Keynsham mainline railway station, commuting to Bristol and Bath is a breeze. The 'Chocolate Quarter' nearby features an array of fantastic amenities, including restaurants, hairdressers, a GP surgery, and both primary and pre-school facilities, as well as spa and leisure options.

Keynsham itself is well-equipped with a vibrant High Street, offering a variety of shops, public houses, and dining establishments. The town is also home to an award-winning Memorial Park and boasts excellent

Entrance via front door into

### Hallway

uPVC double glazed window to side aspect, stairs rising to first floor landing, single radiator, door to

### Sitting Room

13'11" x 11'4" (4.25 x 3.46)



uPVC double glazed window to front aspect, double radiator, door to

### Kitchen/Dining Room

13'1" x 15'5" (3.99 x 4.71)



uPVC double glazed patio doors opening to rear garden, further uPVC double glazed window to rear aspect, a range of wall and floor units with work surface over, integrated appliances including cooker, gas hob with extractor over, dishwasher, washing machine and fridge freezer, unit housing Ideal combination boiler, sink drainer unit with mixer taps over, open plan into dining area with double radiator, under stairs storage cupboard, further door to

### Downstairs W/C



Obscured uPVC double glazed window to side aspect, pedestal wash hand basin with mixer taps, close coupled w/c, single radiator, extractor.

### First Floor Landing

Access to loft space, single radiator, doors to

### Master Bedroom

11'1" x 9'10" (3.38m x 3.00m)



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

### En Suite Shower Room

5'8" x 5'5" (1.75 x 1.66)



Obscured uPVC double glazed window to front aspect, pedestal wash hand basin with mixer taps over, close coupled w/c, shower cubicle, single radiator, extractor.

### Bedroom Two

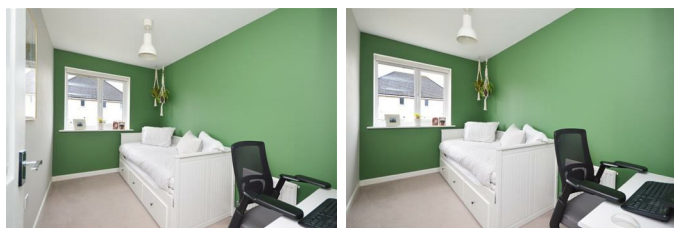
10'9" x 8'7" (3.29 x 2.62)



uPVC double glazed window to rear aspect, single radiator.

### Bedroom Three

11'7" x 6'6" (3.55 x 2.00)



uPVC double glazed window to rear aspect, single radiator.

### Family Bathroom

6'7" x 5'6" (2.02 x 1.69)



Obscured uPVC double glazed window to side aspect, paneled bath with shower attachment over, pedestal wash hand basin with mixer taps, close coupled w/c, single radiator, extractor.

### Outside

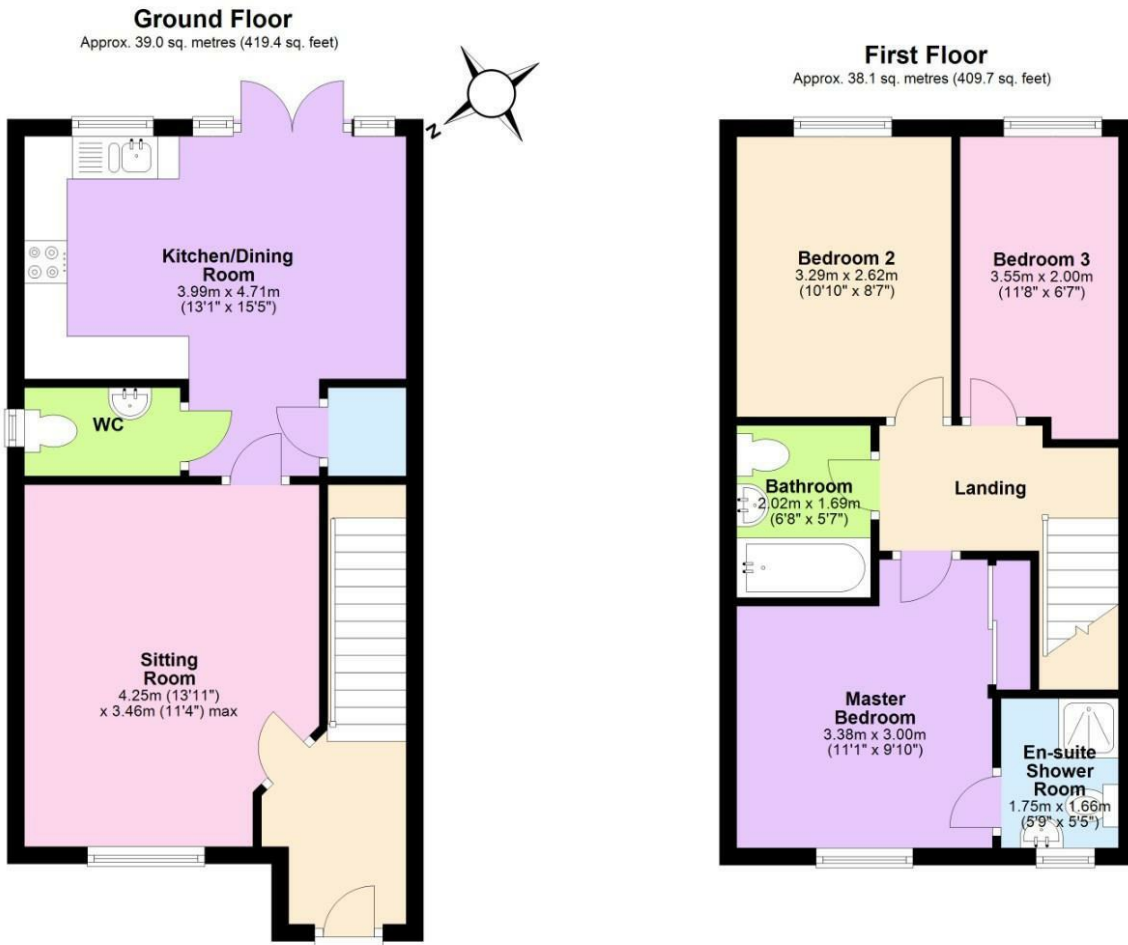


The front of the property has a driveway providing off street parking for 2 vehicles. The rear garden has a patio area immediately adjoining the property, the remainder is laid mainly to lawn with borders containing a election of shrubs and trees. A garden shed is enclosed in the sale. The rear garden is fully enclosed by wooden fencing.

### Directions

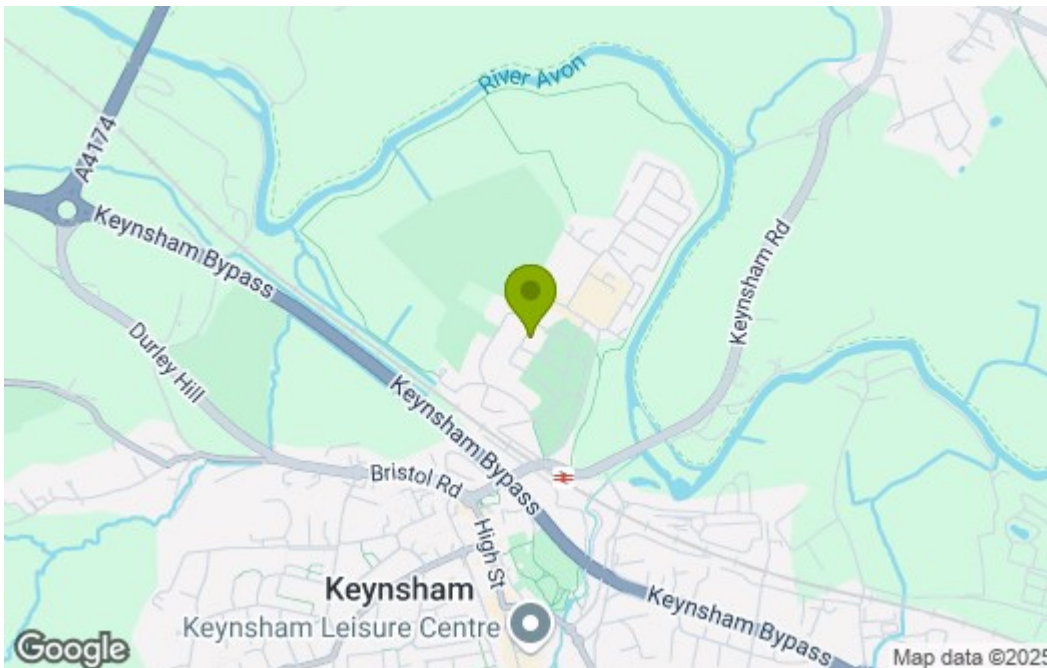
Sat Nav BS31 2FH

## Floor Plan



Total area: approx. 77.0 sq. metres (829.0 sq. feet)  
**75 Augustus ave, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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