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31B St. Annes Avenue, Bristol, BS31 2EJ

Offers In The Region Of £225,000

Welcome to this charming two-bedroom first floor apartment situated on St. Annes Avenue in the delightful town of Keynsham, Bristol. This recently constructed property offers a modern living experience, perfect for individuals or small families seeking comfort and convenience.

As you enter the apartment, you will be greeted by a spacious open plan living, dining, and kitchen area, designed to create a warm and inviting atmosphere. This layout not only maximises space but also allows for easy interaction, making it ideal for entertaining guests or enjoying family time. The kitchen is well-equipped, providing a practical space for culinary endeavours.

The apartment features two well-proportioned bedrooms, offering ample room for relaxation and rest. The bathroom is thoughtfully designed, ensuring both functionality and comfort. With gas fired central heating and uPVC double glazing, you can enjoy a cosy environment throughout the year, regardless of the weather outside.

Entrance via front door into staircase leading to

Landing

Access to loft space, doors to

Open Plan Kitchen/Dining/Living Room
20'10" x 11'10" (6.37 x 3.61)

2 uPVC double glazed windows to rear aspect, single radiator, fitted kitchen with a range of wall and floor units with solid wood worksurface over, integrated oven and electric hob with fitted extractor over, Belfast style sink with mixer taps over, integrated fridge freezer, integrated washing machine, breakfast bar area with solid wood worksurface over, opening to living area with single radiator, cupboard housing Worcester combination boiler.

Bedroom One
10'3" x 10'5" (3.13 x 3.18)

uPVC double glazed window to front aspect, single radiator.

Bedroom Two
10'4" x 6'7" (3.16 x 2.03)

uPVC double glazed window to front aspect, single radiator, wood effect flooring.

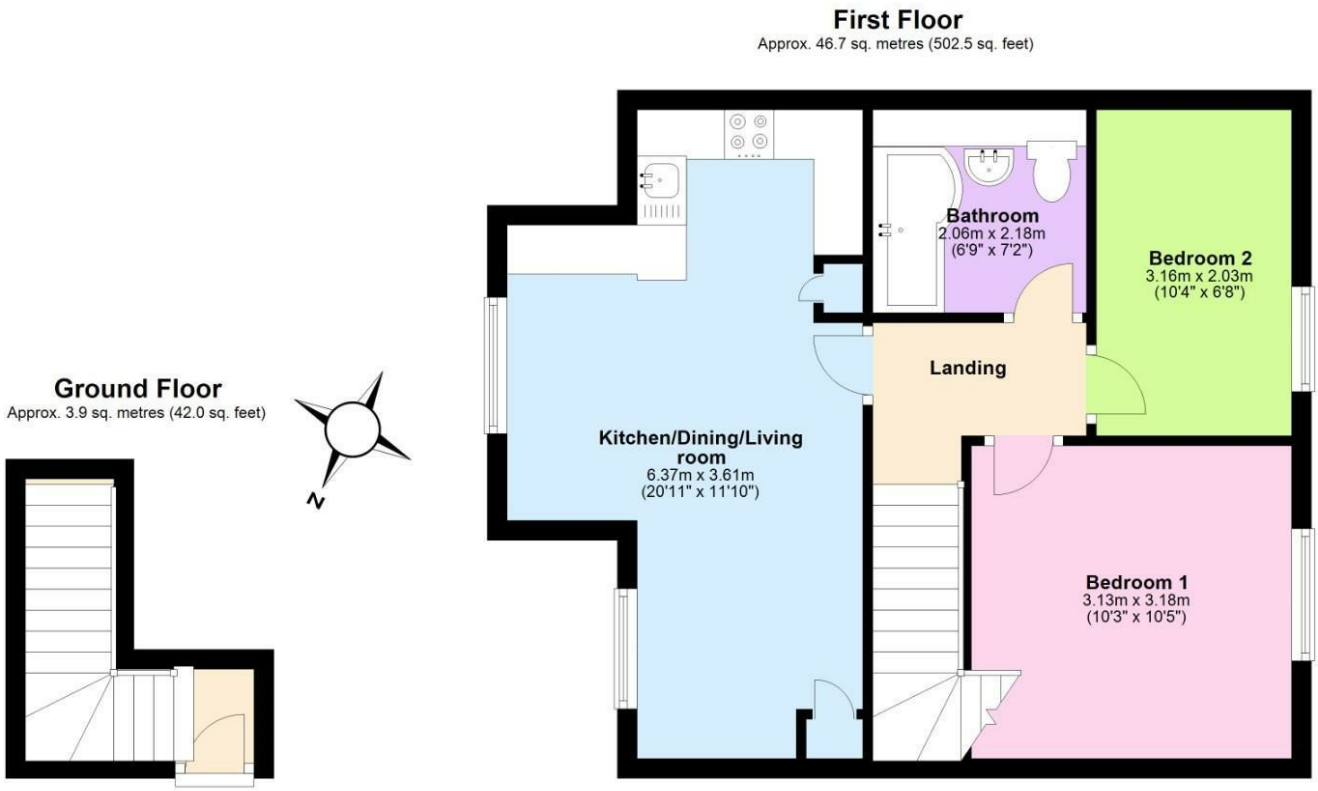
Bathroom
6'9" x 7'1" (2.06 x 2.18)

Suite comprising p-shaped bath with rainfall shower attachment over, close coupled w/c, wash hand basin with mixer taps over, heated towel rail, extractor.

Outside

There is one allocated parking space. A garden area is to the side of the property which is enclosed by wooden fencing.

Floor Plan

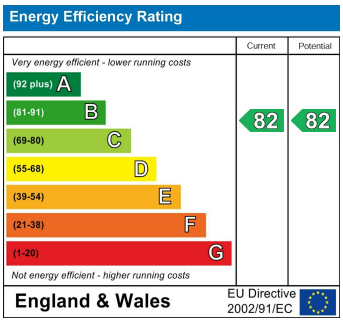


Total area: approx. 50.6 sq. metres (544.5 sq. feet)

31b , St Annes Avenue, Bristol

Area Map

Energy Efficiency Graph



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