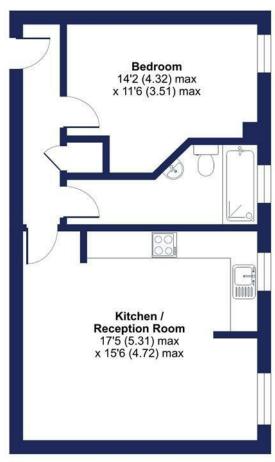


Greenfield Road, Keynsham, Bristol, BS31

Approximate Area = 527 sq ft / 49 sq m

For identification only - Not to scale





GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 202: Produced for Davies & Way. REF: 129913



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

52 Greenfield Road, Keynsham, Bristol, BS31 1FL



£190,000

An excellent example of a large double bedroom ground floor flat within a modern complex that overlooks a nearby green.

Purpose built Ground floor Entrance hallway Lounge/Kitchen One
 bedroom Bathroom Allocated off street parking No onward chain





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52 Greenfield Road, Keynsham, Bristol, BS31 1FL

A Stylish and Spacious One Bedroom Ground Floor **EXTERIOR** Flat that's Ideal for First-Time Buyers, Downsizers, or Allocated off street parking for one vehicle. Visitor Investors. Situated just a short stroll from Keynsham's spaces are offered on a first come first serve basis. vibrant town centre, this bright and airy ground floor apartment offers the perfect blend of convenience and comfort and enjoys an enviable position directly overlooking an adjoining green.

Entered via a well maintained communal hallway, the property opens into a welcoming open plan lounge and kitchen that's ideal for modern living and entertaining. The generously sized master bedroom offers a peaceful retreat, while the larger than average bathroom is fitted with a contemporary three-piece suite, providing both style and functionality.

Further benefits from the property include allocated off-street parking, nearby visitors parking and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE VIA COMMUNAL HALLWAY

Access to front door to Flat 52.

ENTRANCE HALLWAY 4.71m x 1.07m (15'5" x 3'6")

to maximum points. Entrance phone, radiator, power points, storage cupboard, doors leading to rooms.

LOUNGE/KITCHEN 5.37m x 4.73m (17'7" x 15'6")

to maximum points. Double glazed UPVC window to rear aspect, full height double glazed UPVC window to rear aspect. Kitchen comprising range of matching wall and base units with rolled work surfaces, bowl and a quarter stainless steel sink with mixer tap over. electric oven with four ring gas hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, wall mounted gas combination boiler, power points. Lounge area with radiator, power points and ample space for family sized table and sofa.

BEDROOM ONE 4.79m x 2.77m (15'8" x 9'1")

to maximum points. Double glazed UPVC window to rear aspect, radiator, power points, power points, radiator

BATHROOM 4.19m x 1.7m narrowing to 1.5m (13'8" x 5'6" narrowing to 4'11")

to maximum points. Obscured UPVC double glazed window to rear aspect, bathroom comprising of matching three piece suite with low level WC, pedestal wash hand basin, panelled bath with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

TENURE

This property is leasehold. 125 years from the 1st January 2014 with a service charge of £1,199.63 per annum (£92.20 per month) and a ground rent of £373.91 is payable annually.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source -Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Of



















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