


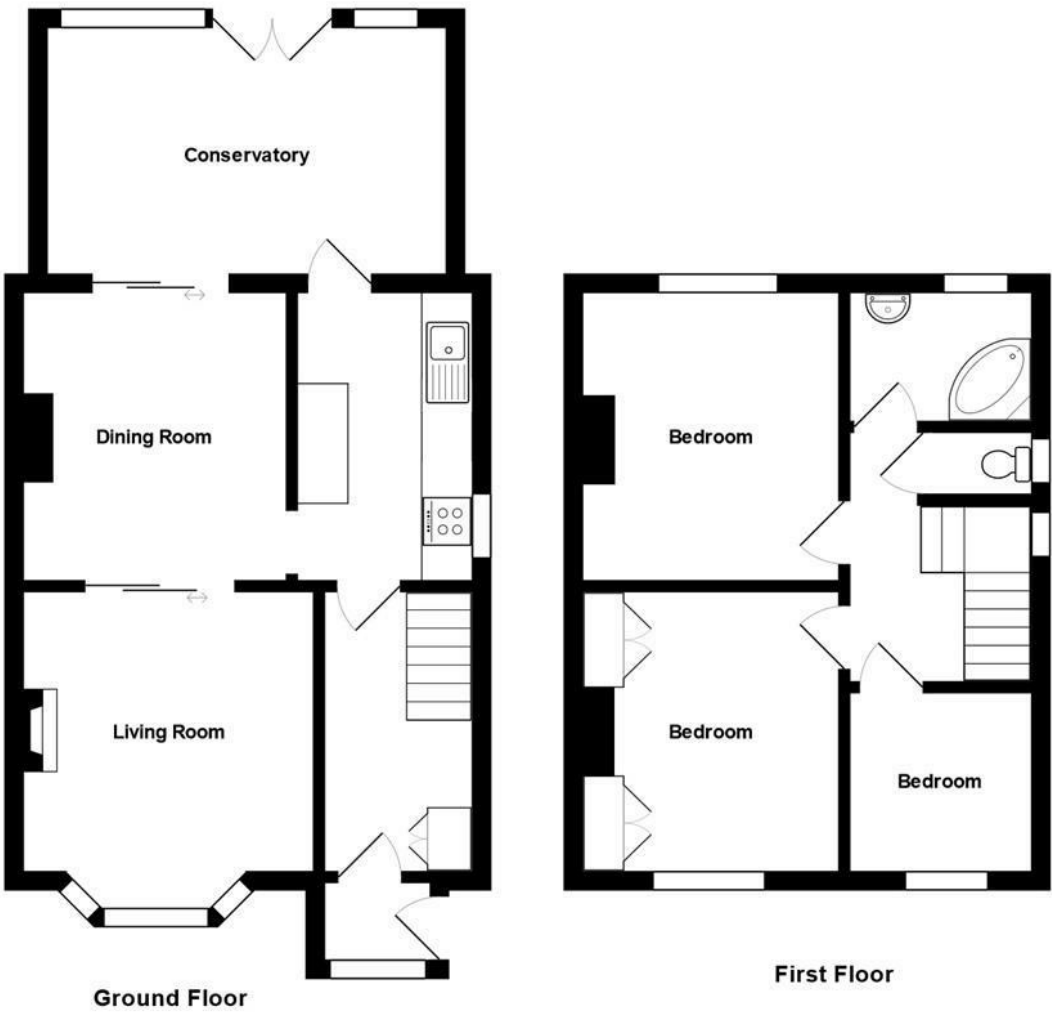
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>63</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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64 Albert Road, Keynsham, Bristol, BS31 1AD



Total Area: 93.9 m² ... 1011 ft²  
All measurements are approximate and for display purposes only.



£385,000

A well cared for three bedroom semi detached home located on a popular road and boasting a fantastic rear garden.

- Semi detached
- Entrance hallway
- Living room
- Dining room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Driveway
- Rear garden

www.daviesandway.com  
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## 64 Albert Road, Keynsham, Bristol, BS31 1AD

Located on a popular and convenient road close by to Keynsham High street and the well regarded St John's Primary School this three bedroom home has been within the same family ownership since it was built and offers an ideal family purchase with the opportunity for potential buyers to add their own stamp to.

Internally the ground floor is entered through an entrance porch leading to a welcoming hallway. The hallway provides access to a spacious living room boasting a bay window and sliding doors to the dining room. The ground floor is completed with a kitchen and a conservatory with French doors to the rear garden. To the first floor, the usual layout of two double bedrooms and one single is found serviced by a family bathroom and a separate WC.

The home further benefits from a fantastic rear garden of mainly laid to lawn with a patio area for outdoor dining whilst the front is mainly laid to block paving creating a driveway accessed via a dropped kerb.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.6m x 0.9m (5'2" x 2'11" )

UPVC double glazed windows and door to front aspect, wooden glazed door to entrance hallway.

##### ENTRANCE HALLWAY 3.6m x 1.8m (11'9" x 5'10" )

Doors to access ground floor rooms, staircase to first floor with storage cupboard below housing gas Worcester boiler, built in cupboard housing electric meter, radiator and power points.

##### LIVING ROOM 3.8m x 3.5m into bay (12'5" x 11'5" into bay)

UPVC double glazed bay window to front aspect, wooden glazed sliding doors to dining room, gas feature fireplace with stone mantle, radiator and power points.

##### DINING ROOM 3.4m x 3.1m (11'1" x 10'2" )

Wooden single glazed window to conservatory, wooden sliding glazed doors to living room, door frame to kitchen, radiator and power points.

##### KITCHEN 3.2m x 2.1m (10'5" x 6'10" )

Wooden glazed window and door to conservatory. Matching wall and base units with laminate work surfaces over, space for electric oven and plumbing for washing machine, stainless steel sink with mixer tap over, tiled splashbacks to wet areas, radiator and power points.

##### CONSERVATORY 4.7m x 2.8m (15'5" x 9'2" )

UPVC double glazed windows and French doors to rear garden, power points.

#### FIRST FLOOR

##### LANDING 3m x 2.2m (9'10" x 7'2" )

to maximum points. UPVC double glazed window to side aspect, access to first floor rooms.

##### BEDROOM ONE 3.4m x 3.1m (11'1" x 10'2" )

UPVC double glazed window to rear aspect, radiator and power points.

##### BEDROOM TWO 3.3m x 2.7m (10'9" x 8'10" )

UPVC double glazed window to front aspect, two built in wardrobes, radiator and power points.

##### BEDROOM THREE 2.2m x 2.1m (7'2" x 6'10" )

UPVC double glazed window to front aspect, radiator and power points.

##### BATHROOM 2.2m x 1.5m (7'2" x 4'11" )

UPVC double glazed obscured window to rear aspect, corner panelled bath, wash hand basin, tiled splashbacks to wet areas and a radiator.

##### WC 1.3m x 0.7m (4'3" x 2'3" )

UPVC double glazed obscured window to side aspect and a low level WC.

### EXTERIOR

#### FRONT OF PROPERTY

Blocked paved driveway accessed via a dropped kerb

#### REAR GARDEN

Mainly laid to lawn with patio area for outdoor dining and a concrete path to bottom of the garden. Metal storage shed, wall and fenced boundaries, gated side access to the front and a vast array of well established plants and shrubbery including a rose bush.

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://www.gov.uk) website. There is a peppercorn ground rent of which the sellers have applied for a redemption. Probate has been submitted.

### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset  
Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, Three and Vodafone - all likely available (Source - Ofcom).

