



1 High Street, Keynsham, Bristol, BS31 1DP

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## Cadbury Road, Keynsham, Bristol, BS31

Approximate Area = 999 sq ft / 92.8 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



## 5 Cadbury Road, Keynsham, Bristol, BS31 1JW



£475,000

A spacious three bedroom bungalow that's offered to the market with no onward chain.

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Enjoying a quiet residential setting and marketed with no onward chain this three bedroom detached bungalow offers well proportioned accommodation ideal for those downsizing looking for a home to add their own stamp to.

Internally all the accommodation is arranged over a single floor and comprises of a spacious entrance hallway (with two built in storage cupboards), a lounge with two large picture windows that directly leads to a dining room that in turn leads to a double galley style kitchen. From here a useful utility room with front and rear garden access is found. The property further benefits from three generous bedrooms (two with rear garden views) as well as a three piece family bathroom.

Externally the home sits within a good size plot and to the front offers a lawn that is surrounded by well stocked flower beds, two separate driveways which are both accessed by a dropped kerb and provide ample parking as well as the potential for caravan or mobile home storage. The rear garden is private in nature and offers a level lawn which is complimented by a wrap around patio and mature well stocked flower beds as well as a useful block storage shed. The property further benefits from a single garage and no onward sales chain.

## INTERIOR

### GROUND FLOOR

#### PORCH 1.2m x 0.6m (3'11" x 1'11")

Obscured glazed window and obscured glazed door leading to hallway.

#### HALLWAY 4.9m x 3.4m (16'0" x 11'1")

to maximum points. An 'L' shaped room with access to loft via hatch, two built in storage cupboards (one housing gas combination boiler), radiator, power point, doors leading to rooms.

#### LOUNGE 4.8m x 3.9m (15'8" x 12'9")

Dual aspect double glazed windows to front and side aspects, feature gas flame effect fire with stone surround, radiator, power points, opening leading to dining room.

#### DINING ROOM 3.3m x 2.5m (10'9" x 8'2" )

Double glazed window to front aspect, radiator, power points, sliding door leading to kitchen.

#### KITCHEN 3.8m x 2.4m (12'5" x 7'10" )

Double glazed window to side aspect, obscured glazed door leading to utility room. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and electric supply for oven with extractor fan over, space and power for upright fridge/freezer, power points, splashbacks to all wet areas.

#### UTILITY ROOM 2.1m x 1.9m (6'10" x 6'2" )

Obscured double glazed windows to front, side and rear aspects, obscured double glazed door to front aspect leading to front garden and obscured door to rear aspect leading to rear garden, space, power and plumbing for washing machine.

#### BEDROOM ONE 4.2m x 3.2m (13'9" x 10'5" )

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

#### BEDROOM TWO 3.5m x 3.3m (11'5" x 10'9" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.3m x 2.3m (10'9" x 7'6" )

Double glazed window to side aspect, built in double wardrobe, radiator, power points.

#### BATHROOM 2.5m x 1.7m (8'2" x 5'6" )

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with shower off main supply over, radiator, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Spacious front garden mainly laid to lawn with wall and fenced boundaries, well stocked flower beds, two driveways accessed via dropped kerbs providing ample off street parking, access to garage, steps leading to front door.

### REAR GARDEN

Private rear garden mainly laid to lawn with wrap around patio, fenced boundaries, well stocked flower beds, block storage shed, feature pond, pedestrian access to garage.

#### GARAGE 5.6m x 2.8m (18'4" x 9'2" )

Accessed via up and over door with pedestrian access to garden, window to rear aspect overlooking rear garden, benefitting from lighting and shelving.

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

