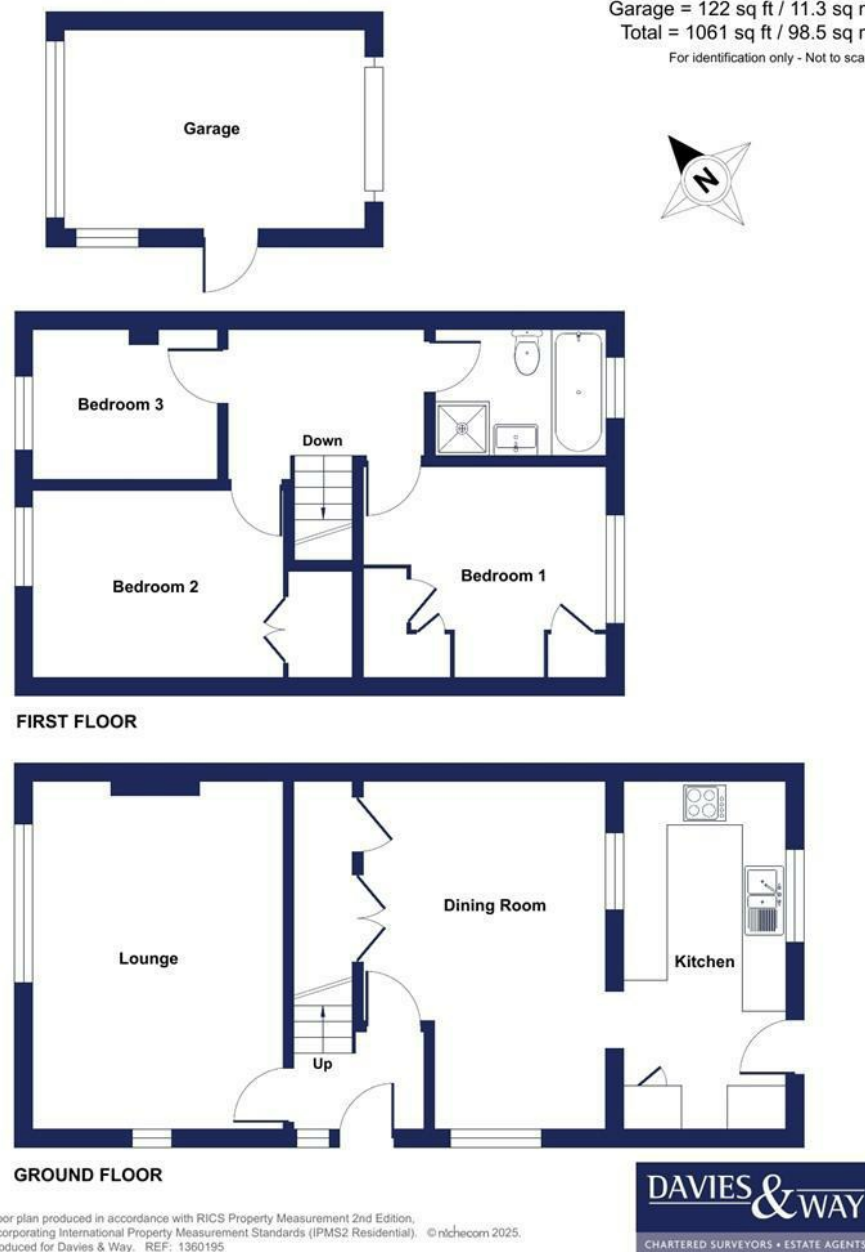


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Lockingwell Road, Keynsham, Bristol, BS31

Approximate Area = 939 sq ft / 87.2 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1061 sq ft / 98.5 sq m
For identification only - Not to scale



76 Lockingwell Road, Keynsham, Bristol, BS31 2EF



£400,000

A well cared for three bedroom, semi detached home boasting a generous rear garden well suited to families.

- Semi detached
- Entrance hallway
- Lounge
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- Driveway
- Garage
- Rear garden

www.daviesandway.com

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.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



76 Lockingwell Road, Keynsham, Bristol, BS31 2EF

Set in a peaceful location within the catchment area of St John's Primary School and close to Broadlands School, this three bedroom semi detached property offers well presented accommodation along with a generous rear garden.

Upon entering the home, you are welcomed into the hallway, which leads to a spacious living room and a separate dining room. An open archway connects the dining room to the kitchen, which provides direct access to the rear garden. Upstairs, the property offers two double bedrooms, a single bedroom and a family bathroom complete with a four piece suite.

Outside, the front of the home features a hardstanding driveway leading to a single garage, while the rear garden is predominantly laid to lawn and patio, ideal for outdoor dining and entertaining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to ground floor rooms and staircase to first floor, radiator and power points.

LOUNGE 4.7m x 3.4m (15'5" x 11'1")

Double glazed windows to both front aspect and side aspect. Electric feature fireplace with marble mantle, radiator and power points.

DINING ROOM 4.7m x 3.3m (15'5" x 10'9")

Double glazed window to side aspect and an opening leading to kitchen. Understairs storage cupboards, radiator and power points.

KITCHEN 4.5m x 2.2m (14'9" x 7'2")

Double glazed window and door to rear garden, matching wall and base units with work surfaces over and tiled splashbacks to areas. Integrated electric double oven and gas four ring hob with extractor over. Space and plumbing for dishwasher and washing machine, one and a quarter sink with mixer tap over, radiator and power points.

FIRST FLOOR

LANDING

Doors to first floor rooms and access to loft via a hatch.

BEDROOM ONE 3.4m x 2.9m (11'1" x 9'6")

Double glazed window to rear aspect, fitted wardrobes, radiator and power points.

BEDROOM TWO 3.5m x 2.5m (11'5" x 8'2")

Double glazed window to front aspect, storage cupboard housing the boiler, radiator and power points.

BEDROOM THREE 2.6m x 2.1m (8'6" x 6'10")

Double glazed window to front aspect, radiator and power points.

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

Double glazed obscured window to rear aspect, walk in electric shower cubicle and a panelled bath with hot and cold taps over. Pedestal wash hand basin, low level WC, tiled splashbacks to wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to lawn front garden with hardstanding driveway for ample vehicles accessed via a dropped kerb and providing access to garage.

GARAGE 3.2m x 2.5m (10'5" x 8'2")

Up and over garage door to front accessed via driveway, pedestrian door on the side of the garage opens to rear garden and single glazed window to the side.

REAR GARDEN

Mainly laid to lawn with patio for outdoor dining and some evergreen shrubbery. Timber Summerhouse, mainly fenced boundaries and gated side access.

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 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 O2, EE and Vodafone - all likely available (Source - Ofcom).

