

DAVIES & WAY

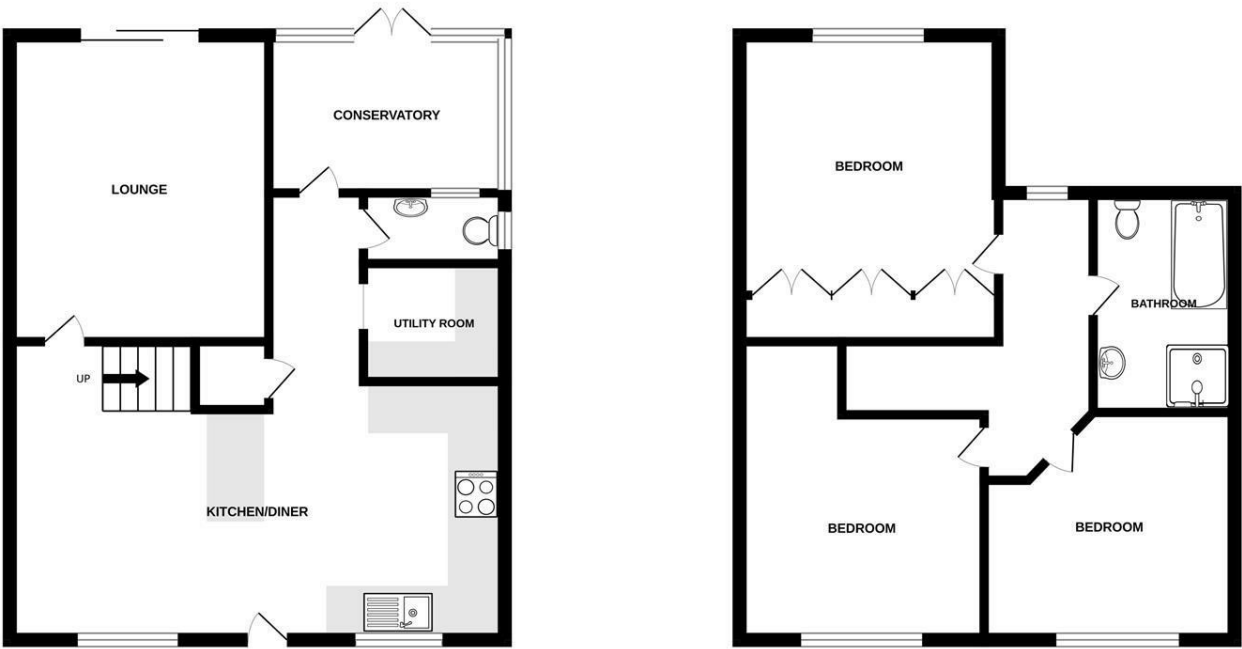
CHARTERED SURVEYORS • ESTATE AGENTS

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12 Berkeley Gardens, Keynsham, Bristol, BS31 2PN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.
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£275,000

A three bedroom terraced home offering spacious accommodation for buyers to make their own.

- Terraced ▪ Lounge ▪ Kitchen / diner ▪ Utility ▪ Three bedrooms ▪ Bathroom ▪ Front garden ▪ Rear garden ▪ Parking space ▪ Partially converted garage

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12 Berkeley Gardens, Keynsham, Bristol, BS31 2PN

A spacious three bedroom terraced home offering excellent potential for modernisation, ideal for those looking to add their own stamp.

The ground floor comprises a lounge with sliding doors leading to the rear garden, a generous kitchen/diner and the addition of a conservatory. The ground floor is completed with a useful utility room and WC. Upstairs are three well proportioned bedrooms service by a family bathroom.

Externally, the property benefits from front and rear gardens, a partially converted garage providing flexible use, and a laid to concrete driveway with off-street parking for one vehicle.

Offered with no onward chain, this property presents a fantastic opportunity to create a comfortable and personalised family home.

INTERIOR

GROUND FLOOR

KITCHEN/DINER 6.4m x 2.8m (20'11" x 9'2")

Double glazed windows and door to front aspect, door to lounge and open access to utility / WC. Staircase to first floor. Wall and base units with work surfaces over, integrated double oven and gas hob with extractor hood over. Tiled splashbacks, one and a quarter sink with mixer tap over, radiator and power points.

UTILITY ROOM 1.8m x 1.5m (5'10" x 4'11")

Base units with work surfaces over and tiled splashbacks. Radiator.

WC 1.8m x 0.9m (5'10" x 2'11")

Double glazed window to rear aspect, wash hand basin with hot and cold taps and tiled splashback to area. Low level wc with hidden cistern and a radiator.

CONSERVATORY 2.9m x 2m (9'6" x 6'6")

Double glazed windows and French doors to rear garden.

LOUNGE 3.9m x 3.3m (12'9" x 10'9")

Double glazed sliding doors to rear garden, radiator and power points.

FIRST FLOOR

LANDING 3.7m x 1m (12'1" x 3'3")

Doors to first floor rooms.

BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

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

BEDROOM TWO 3.7m x 3.1m (12'1" x 10'2")

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

BEDROOM THREE 3.2m x 2.4m (10'5" x 7'10")

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

BATHROOM 2.8m x 1.8m (9'2" x 5'10")

Double glazed window to rear aspect, walk in electric shower cubicle, panelled bath with hot and cold taps, pedestal wash hand basin with mixer tap over and a low level wc. Tiled flooring and splashbacks to wet areas.

EXTERIOR

FRONT OF PROPERTY

mainly laid to lawn with a shared concrete path with next door leading to front door.

REAR GARDEN

Mainly laid to lawn, mainly fenced boundaries with gated rear access and a timber storage shed.

GARAGE

Up and over garage door.

PARTIALLY CONVERTED GARAGE 2.6m x 2.4m (8'6" x 7'10")

Double glazed window and pedestrian door to garden. Power points.

PARKING

Laid to concrete driveway for one vehicle to rear of property, in front of garage.

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.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

