

| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>80</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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78 Lockingwell Road, Keynsham, Bristol, BS31 2EF



£400,000

An extended four bedroom semi detached home with the opportunity for buyers to add their own stamp to, offered to the market with no onward chain.

- No onward chain
- Living room
- Dining room
- Kitchen
- Four bedrooms
- En suite
- Family bathroom
- Rear garden
- Driveway
- Garage

www.daviesandway.com  
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# 78 Lockingwell Road, Keynsham, Bristol, BS31 2EF

Situated within a quiet location and in the catchment area of St John's Primary School, with a close proximity to Broadlands School, this four bedroom semi detached home is arranged over three floors, offering spacious accommodation with character and interesting features, well suited to buyers wishing to add their own stamp.

Internally the home is entered into an entrance hallway which provides access to a good sized living room and to a dining room with an open archway leading to the kitchen with French doors providing direct access to the rear garden. To the first floor, two double bedrooms and one single bedroom is found serviced by a family bathroom while the second floor offers a master bedroom boasting fantastic views, built in wardrobes and an en suite shower room.

Externally the front benefits from a concrete driveway which provides access to a single garage while the rear garden is mainly laid to lawn with an insulated timber summer house, greenhouse and a patio area for outdoor dining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.7m x 1.2m (5'6" x 3'11" )

Access to ground floor rooms, staircase rising to first floor and a radiator.

#### LIVING ROOM 4.7m x 3.4m (15'5" x 11'1" )

Double glazed window to both front and side aspects, stone fireplace with wooden mantle and alcove cupboards either side. Wooden floorboards, radiator and power points.

#### DINING ROOM 4.8m x 3.3m (15'8" x 10'9" )

Double glazed window to side aspect, an archway opening to kitchen and an understairs storage cupboard. Wooden floorboards, radiator and power points.

#### KITCHEN 4.4m x 2.3m (14'5" x 7'6" )

Wooden double glazed French doors and windows overlooking rear garden. Matching bespoke pine kitchen wooden wall and base units with wooden work surfaces over, hand made tiles, space and plumbing for washing machine, dishwasher, oven and a fridge freezer. One and a quarter sink with mixer tap over, tiled splashbacks to wet areas, wooden floorboards, radiator and power points.

### FIRST FLOOR

#### LANDING 2.7m x 1.6m (8'10" x 5'2" )

Access to first floor rooms, stairs leading to second floor and power points.

#### BEDROOM TWO 3.4m x 3m (11'1" x 9'10" )

Double glazed window to rear aspect, airing cupboard housing gas Worcester combination boiler, radiator and power points.

#### BEDROOM THREE 2.7m x 2.5m (8'10" x 8'2" )

Double glazed window to front aspect, understairs storage cupboard, stain glass window feature above door, radiator and power points.

#### BEDROOM FOUR 2.6m x 1.9m (8'6" x 6'2" )

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

#### BATHROOM 2.4m x 1.6m (7'10" x 5'2" )

Double glazed obscured window to rear aspect, panelled bath with shower head attachment connected to taps, pedestal wash

hand basin, low level WC, hand made tiled splashbacks to wet areas and a radiator.

### SECOND FLOOR

#### BEDROOM ONE 4.1m x 4m (13'5" x 13'1" )

Double glazed window to rear aspect boasting fantastic views, access to en suite, built in wardrobes (excluded from measurements), radiator and power points.

#### EN SUITE 2.6m x 2m (8'6" x 6'6" )

Velux window to rear aspect, walk in shower cubicle run off electrics, pedestal wash hand basin, low level WC, tiled splashbacks to wet areas and wooden floorboards.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to concrete driveway accessed via dropped kerb and providing access to garage, lawn area with silver birch tree.

#### REAR GARDEN

Mainly laid to lawn with a vast array of plants and shrubbery and a pond with frogs. Patio area for outdoor dining, gated side access to driveway, greenhouse and a timber summerhouse.

#### GARAGE 3m x 2.8m (9'10" x 9'2" )

Up and over garage door to driveway, pedestrian door to garden.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://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, Vodafone - all likely available (Source - Ofcom).

This property contains restrictive covenants - please contact the office for more information.

