

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(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 = 1172 sq ft / 108.8 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1331 sq ft / 123.5 sq m

For identification only - Not to scale



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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19 Lockingwell Road, Keynsham, Bristol, BS31 2HG



£450,000

A rare detached three bedroom home offering spacious accommodation for buyers to add their own stamp to.

- Detached
- Entrance hallway
- Two reception rooms
- Kitchen
- Utility room
- Three bedrooms
- Family bathroom
- Driveway
- Garage
- Rear garden

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19 Lockingwell Road, Keynsham, Bristol, BS31 2HG

We are delighted to present this rare opportunity to acquire a detached three bedroom home situated in the heart of Keynsham. This well proportioned property boasts spacious living spaces throughout and offers a generous rear garden, with excellent potential to extend (subject to necessary consents).

Upon entering the property, you are welcomed by an entrance hallway providing access to the ground floor rooms. To the front, a charming reception room features a bay window, while to the rear, a second reception room enjoys garden views and access via sliding doors. A separate breakfast room leads into a practical kitchen, and a useful utility room. The ground floor layout is further completed with a WC. The first floor offers three well proportioned bedrooms and a family bathroom.

Externally, the rear garden is landscaped with a variety of mature plants, shrubs, and a patio area perfect for outdoor entertaining while the front provides off street parking with a block paved driveway and access to the garage.

INTERIOR

ENTRANCE HALLWAY

Doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Picture rails, radiator and power points.

RECEPTION ONE 3.9m x 3.6m (excluding bay) (12'9" x 11'9" (excluding bay))

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

RECEPTION TWO 4.4m x 3.3m (14'5" x 10'9")

Double glazed sliding door to rear garden, back boiler with wooden panelling to wall area, radiator and power points.

BREAKFAST ROOM 2.9m x 2.2m (9'6" x 7'2")

Wooden glazed door to utility and an opening to kitchen. Matching wall and base units with work surfaces over, radiator and power points.

KITCHEN 2.6m x 2.1m (8'6" x 6'10")

Double glazed window and door to rear garden. Matching wooden wall and base units with roll top work surfaces over, integrated electric oven and gas hob with extractor over. Space and plumbing for dishwasher, one and a quarter sink with mixer tap over, tiled walls and power points.

UTILITY ROOM 3.6m x 2.2m (11'9" x 7'2")

Double glazed window overlooking rear garden and door leading to wc. Fitted wall units with spaces for white goods and plumbing for washing machine, tiled flooring.

WC 1.5m x 1m (4'11" x 3'3")

Obscured window to side aspect, WC, wash hand basin with hot and cold tap, radiator and shaving power points.

FIRST FLOOR

LANDING

Double glazed obscured window to side aspect, doors leading to first floor rooms and access to loft via a hatch.

BEDROOM ONE 4.4m x 3.3m (14'5" x 10'9")

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

BEDROOM TWO 3.6m x 3.4m (11'9" x 11'1")

Double glazed window to rear aspect, fitted wardrobe with sliding doors and dressing table, radiator and power points.

BEDROOM THREE 2.6m x 2.2m (8'6" x 7'2")

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

BATHROOM 2.2m x 1.7m (7'2" x 5'6")

Double glazed obscured window to rear aspect, walk in corner shower cubicle off electric, vanity unit with wash hand basin and hot and cold taps over, low level WC, tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly block paved driveway accessed via dropped kerb and some laid to patio slabs or a decorative chipping for ease of maintenance. Stone wall boundary to front and gated side access to rear garden.

GARAGE

Garage door to front and a pedestrian door to side aspect.

REAR GARDEN

Landscaped with a variety of plants and evergreen shrubbery surrounding lawn and patio area for outdoor dining. Greenhouse and a timber storage shed.

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 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).

