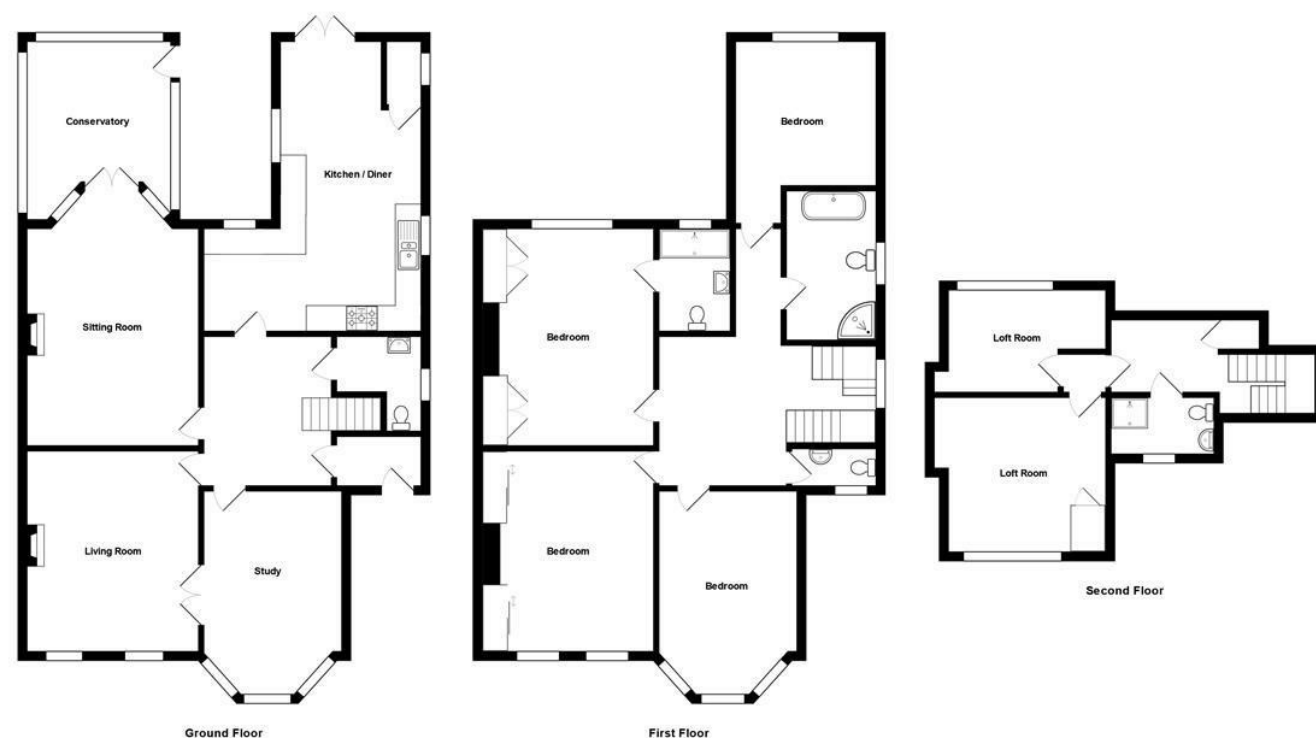
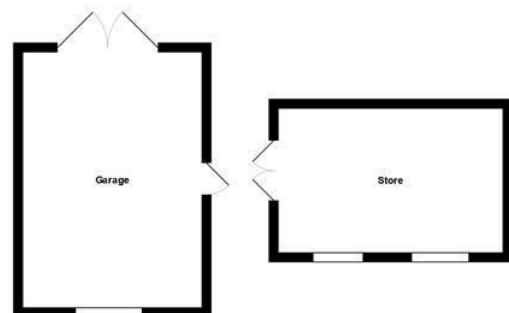


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 48.1 m² ... 518 ft² (excluding living room, sitting room, study, kitchen / diner, conservatory, bedroom, garage, store)
All measurements are approximate and for display purposes only.

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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

65 Charlton Road, Keynsham, Bristol, BS31 2JQ



Guide price £775,000

An elegant Edwardian residence offering spacious accommodation over three floors.

- Period Features
- Three Reception rooms
- Kitchen/Dining room
- Conservatory
- Four First Floor bedrooms
- En suite shower room
- Family bathroom
- Two loft rooms
- Front and rear gardens
- Detached Garage and Workshop



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65 Charlton Road, Keynsham, Bristol, BS31 2JQ

A rare opportunity to acquire a substantial period dwelling located within the heart of the town in a sought after section of Charlton Road known locally as "Doctors Row". This wonderful Edwardian residence enjoys exceedingly spacious accommodation that spans three floors and benefits from the retention of some notable architectural feature including plaster cornice work, ceiling decoration and corbels. These delightful features are neatly complimented by a selection of modern improvements and enhancements.

The ground floor comprises of an impressive entrance hallway, three versatile Reception rooms (all complimented by period features including Corbels, Cornicing and ceiling decoration), and a large live-in Kitchen/Dining room. The ground floor further boasts a useful WC. To the first floor, a spacious landing is found in addition to four double bedrooms (master enjoying a recently fitted en suite shower room) a W.C and a generous four piece suite bathroom. The second floor further benefits from two loft rooms which are serviced by a three piece suite shower room.

Externally the front of the property is mainly laid to hardstanding providing ample off street parking and gated access to the rear. The southerly facing rear garden boasts a pleasant outside space comprising of a good sized lawn, two patios, pretty, well stocked flower beds and natural stone walled boundaries. Further benefits from the property include a detached double garage and a timber workshop (both benefiting from power and lighting) which are accessed by a well kept rear lane.

Positioned in a highly convenient residential setting that's in close proximity to town centre shops and amenities in addition to several well regarded Primary and Secondary Schools. The home enjoys excellent transport links for those who wish to access the cities of Bristol and Bath as well as London via Keynsham mainline railway station.

GROUND FLOOR

ENTRANCE VESTIBULE 2.3m x 1.2m (7'6" x 3'11")
Obscured double glazed window to side aspect, dado rails, understairs storage cupboards, power points, window and glazed door leading to entrance hallway.

ENTRANCE HALLWAY 3.7m x 3m (12'1" x 9'10")
Cornicing, high level skirting boards, radiator, power points, stairs rising to first floor landing, doors to rooms.

RECEPTION ONE 6.3m x 4.1m into bay (20'8" x 13'5" into bay)
Windows to rear aspect, original style cornicing, ceiling rose, corbels, picture rails, high level skirting boards, multi fuel burning stove with marble hearth, radiators, power points, doors leading to conservatory.

CONSERVATORY 3.7m x 3.4m (12'1" x 11'1")
Double glazed windows to rear and side aspects, double glazed door to side aspect leading to rear garden, benefiting from radiator and power points.

RECEPTION TWO 5m x 4.2m (16'4" x 13'9")
Original style sash windows with secondary glazing to front aspect, original style ceiling, picture rails, high level skirting boards, period style fireplace with solid wood surround, radiators, power points, double doors leading to Reception Three.

RECEPTION THREE 4.9m x 3.1m into bay (16'0" x 10'2" into bay)
Original sash bay window with secondary glazing to front aspect, picture rails, skirting boards, radiator, power points.

KITCHEN/DINING ROOM 7.3m x 5.2m (23'11" x 17'0")
Double glazed windows to rear and side aspects, double glazed French doors to rear aspect leading to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with five ring gas hob and stainless steel extractor fan over, space and power for American style fridge freezer, power points, tiled splashbacks to all wet areas. Breakfast area offering ample space for family size breakfast table and separate seating area, built in utility cupboard with space and plumbing for washing machine, radiator, power points.

W.C
An L-shaped room with obscured double glazed window to side aspect, wash hand basin with mixer tap over, low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.5m x 3m (11'5" x 9'10")
Radiator, power points, stairs rising to second floor landing, doors to rooms.

BEDROOM ONE 5.3m x 3.8m (17'4" x 12'5")
Double glazed window to rear aspect, built in wardrobes, high level skirting boards, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.8m x 1.9m (9'2" x 6'2")
Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off main supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 4.9m x 3.8m (16'0" x 12'5")
Original sash windows with secondary glazing to front aspect, built in wardrobes, radiator, power points, high level skirting boards.

BEDROOM THREE 4.9m x 3.4m into bay (16'0" x 11'1" into bay)
Original sash bay window to front aspect with secondary glazing, radiator, power points, high level skirting boards.

BEDROOM FOUR 3.7m x 3.1m (12'1" x 10'2")
Double glazed window to rear aspect, radiator, power points.

BATHROOM 3.5m x 2.2m (11'5" x 7'2")
Obscured double glazed window to side aspect, matching four piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, walk in shower cubicle with shower off main supply over. Oversized tiled bath with centrally located mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

W.C
Double glazed window to front aspect, matching two piece suite comprising low level W.C and pedestal wash hand basin, heated towel rail.

SECOND FLOOR

LANDING 2.6m x 1.7m (8'6" x 5'6")
Power points. Access to eave storage, doors to rooms.

LOFT ROOM ONE 4.1m x 3.8m (13'5" x 12'5")
(this measurement includes restricted head height to certain aspects). Double glazed window to front aspect, access to eave storage, power points.

LOFT ROOM TWO 3.8m x 2.4m (12'5" x 7'10")
(restricted head height to certain aspects). Double glazed window to rear aspect, storage to eaves, power points.

SHOWER ROOM 2.5m x 1.8m (8'2" x 5'10")
(Restricted head height to certain aspects). Matching three piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to hardstanding providing off street parking for several vehicles that is accessed via a dropped kerb, wall and shrub boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN
A delightful southerly facing garden that's mainly laid to lawn with walled boundaries, patio, well stocked flower beds, patios, vegetable plot, access to garage and storeroom.

GARAGE
Detached garage accessed via double doors with pedestrian access to rear aspect, storage to eaves benefiting from power and lighting, accessed from a rear lane.

WORKSHOP
Timber workshop located towards the rear of the garden, windows to rear aspect, storage to eaves, benefiting from power and lighting.

