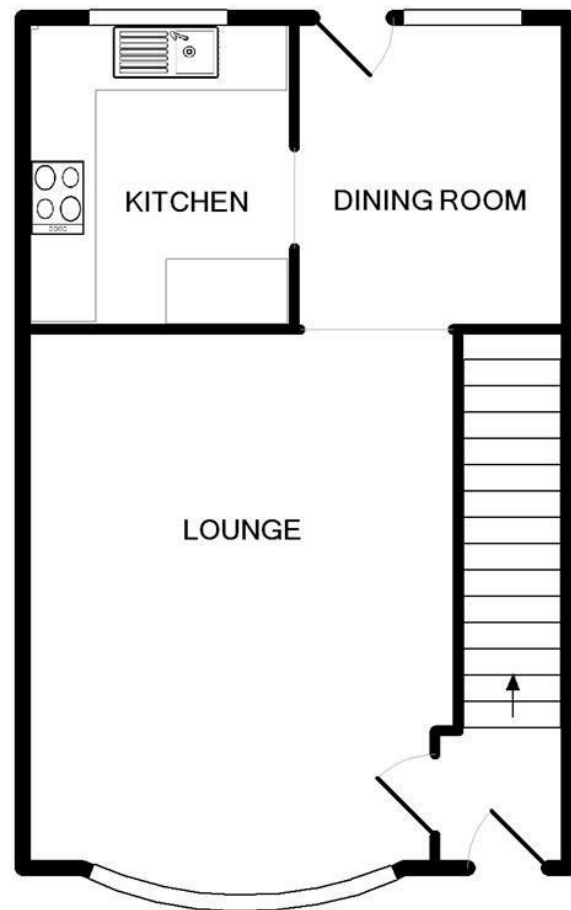
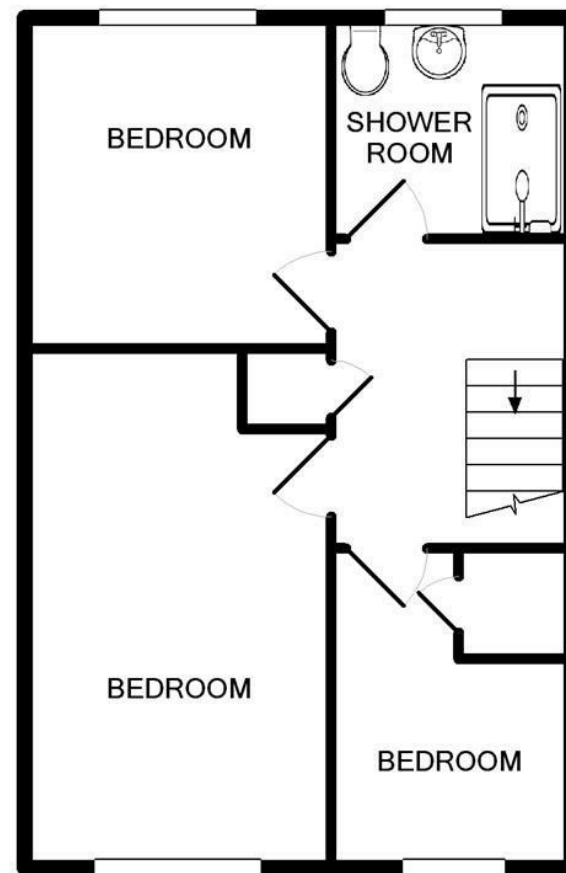


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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36 Willow Walk, Keynsham, Bristol, BS31 2TR



£300,000

A fine example of a three bedroom end of terraced home situated in a traffic free location, only a few minutes walk to nearby schools and amenities.

- Front and rear gardens
- Entrance hall
- Lounge
- Dining room
- Kitchen
- Landing
- Three bedrooms
- Shower room
- Garage
- Marketed with complete onward chain

## 36 Willow Walk, Keynsham, Bristol, BS31 2TR

Tucked away in a convenient location ideally situated for Castle Primary School, is this neo Georgian end of terraced home. The property boasts several recent improvements and is excellently presented throughout.

The ground floor accommodation comprising of an entrance hallway, bay fronted lounge which opens onto the dining room and separate modern kitchen. The first floor offers three bedrooms and a recently fitted shower room.

Externally both front and rear gardens are well cared for with the rear boasting a generous patio which is partly covered to allow enjoyment within the wetter months. The property further benefits from a garage located nearby within a block and being market with complete onward chain.

### GROUND FLOOR

#### ENTRANCE HALLWAY 1.5m x 1.4m (4'11" x 4'7" )

to maximum points. Radiator, power point, stairs rising to first floor landing, door to lounge.

#### LOUNGE 5.3m x 4.05m (17'4" x 13'3" )

to maximum points. UPVC double glazed bay window to front aspect, under stairs storage cupboard, radiator, power points. Opening leading to dining room.

#### DINING ROOM 2.9m x 2.5m (9'6" x 8'2" )

to maximum points. UPVC double glazed window to rear aspect overlooking rear garden, UPVC double glazed door to rear aspect overlooking and providing access to rear garden, radiator, power points,. Opening leading to kitchen.

#### KITCHEN 2.8m x 2.5m (9'2" x 8'2" )

to maximum points. UPVC double glazed window to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with rolled top work surfaces, stainless steel sink with mixer tap over. Space and power supply for oven, space and plumbing for washing machine and upright fridge/freezer. Breakfast bar, power points, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.5m x 2.2m (8'2" x 7'2" )

to maximum points. Access to loft via hatch, power points, doors to rooms.

#### BEDROOM ONE 4.5m x 2.7m (14'9" x 8'10" )

to maximum points. UPVC double glazed window to front aspect, built in storage cupboard housing gas combination boiler, radiator, power points,.

#### BEDROOM TWO 2.9m x 2.7m (9'6" x 8'10" )

to maximum points. UPVC double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 2.95m x 2.2m (9'8" x 7'2" )

to maximum points (please note this measurement

includes bulk head). UPVC double glazed window to front aspect, radiator, power points, built in storage cupboard.

#### SHOWER ROOM 2.2m x 1.9m (7'2" x 6'2" )

to maximum points. Obscured UPVC double glazed window to rear aspect. Modern matching three piece suite comprising pedestal wash hand basin, low level WC, oversized walk in shower cubicle with electric shower over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT GARDEN

Mainly laid to lawn with well stocked flower beds and fenced boundaries, garden path leading to front door.

#### REAR GARDEN

Mainly laid to patio with fenced boundaries, lawn, an array of well stocked flower beds partially covered by perspex roof, gated lane access to garage.

#### GARAGE

Single garage located nearby within a block.

#### TENURE

The property is freehold

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is B. 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, Three and Vodafone - all likely available (Source - Ofcom).

