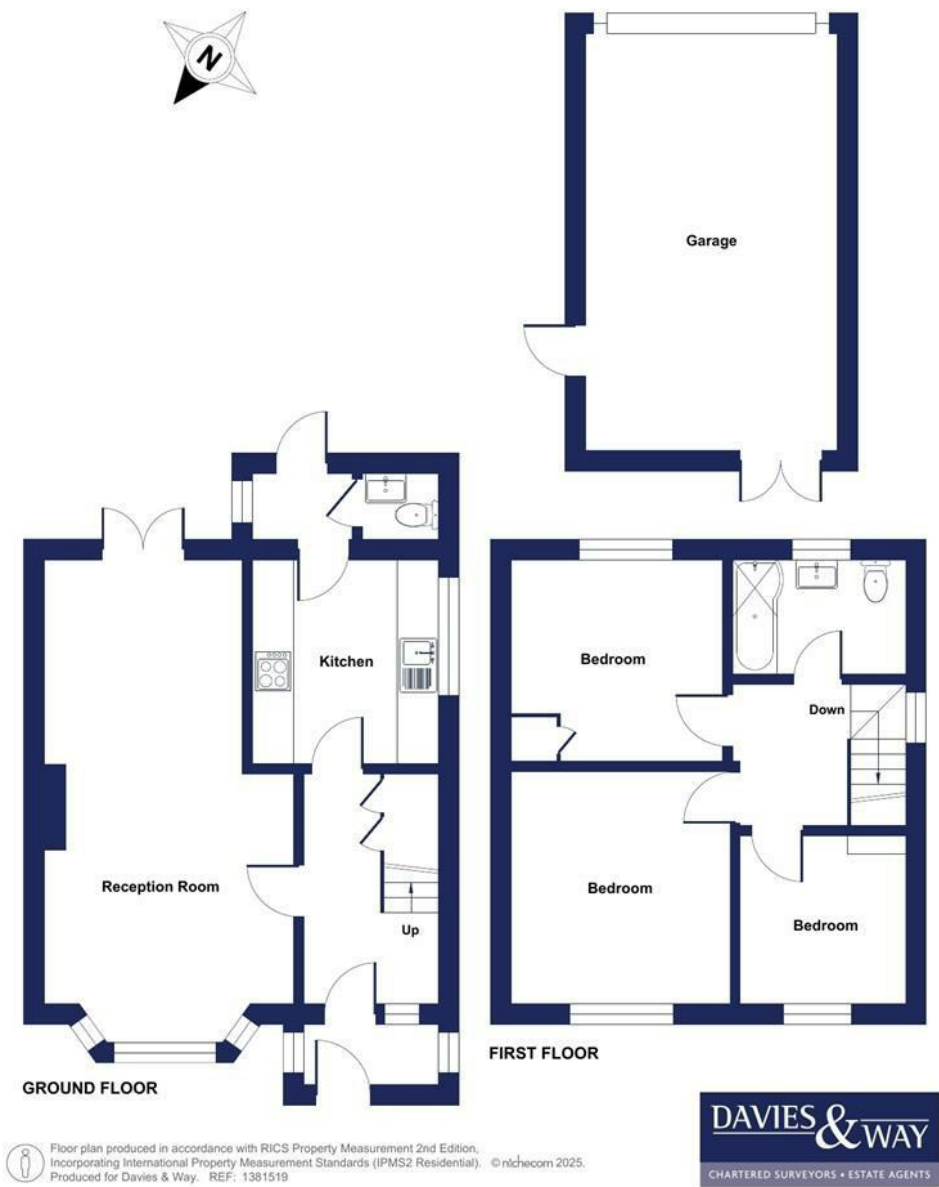


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Charlton Road, Keynsham, Bristol, BS31

Approximate Area = 881 sq ft / 81.8 sq m
Garage = 241 sq ft / 22.3 sq m
Total = 1122 sq ft / 104.1 sq m

For identification only - Not to scale



www.daviesandway.com

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

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Tel: 0117 9863681 email: keynsham@daviesandway.com

97 Charlton Road, Keynsham, Bristol, BS31 2JW



£340,000

A spacious three bedroom end of terraced home located nearby local amenities and public transport, offering an ideal purchase for families.

- End of terraced
- Entrance hallway
- Lounge/dining room
- Kitchen
- WC
- Three bedrooms
- Bathroom
- Driveway
- Garage
- Rear garden



97 Charlton Road, Keynsham, Bristol, BS31 2JW

Located in an excellent position close to Keynsham High Street, public transport links, Snapdragons Nursery and St Keyna Primary School, this three bedroom end of terrace home offers spacious accommodation throughout.

The ground floor features a welcoming entrance hall, a full-length lounge/dining room with French doors opening onto the rear garden, and a well appointed kitchen leading to a lobby with access to a useful WC. On the first floor, there are three well proportioned bedrooms served by a modern family bathroom.

Externally, the property enjoys a landscaped rear garden with both patio and decking areas ideal for outdoor dining, while the front offers a block paved driveway and a raised bed with mature plants and shrubs. Additional benefits include a generous garage.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 2m x 1.9m (6'6" x 6'2")

Double glazed obscured windows to side aspects and a wooden glazed door to entrance hallway.

ENTRANCE HALLWAY 3.3m x 1.9m (10'9" x 6'2")

Radiator and power points. Staircase to first floor with storage cupboards below and doors leading to ground floor rooms.

LOUNGE/DINING ROOM 6.4m x 3.6m (20'11" x 11'9")

Double glazed bay window to front aspect and French doors to rear garden. Feature wood burning stove, radiator and power points.

KITCHEN 3m x 2.7m (9'10" x 8'10")

Double glazed window to side aspect, matching wall and base units with laminate work surfaces over with space and plumbing for white goods. Basin with drainer and mixer tap over, tiled splashbacks and a wall mounted Worcester combination boiler. Radiator, power points and a wooden glazed door to lobby.

LOBBY 1.1m x 0.9m (3'7" x 2'11")

Doors to rear garden and to WC.

WC 1.1m x 0.9m (3'7" x 2'11")

Wash hand basin with hot and cold taps over, low level WC and a radiator.

FIRST FLOOR

LANDING 2.4m x 2.1m (7'10" x 6'10")

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

BEDROOM ONE 3.4m x 3.2m (11'1" x 10'5")

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

BEDROOM TWO 3.1m x 3m (10'2" x 9'10")

Double glazed window to rear aspect, airing cupboard and fitted wardrobes, radiator and power points.

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

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

BATHROOM 2.5m x 1.7m (8'2" x 5'6")

Double glazed obscured window to rear aspect, pedestal wash hand basin with mixer tap over and a low level WC. Panelled bath with shower off mains over and a glass shower panel. Spotlight lighting, tiled walls to wet areas and tiled flooring. Heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY

Block paved driveway accessed via a dropped kerb and leading to garage. Raised bed with a variety of plants and shrubbery.

REAR GARDEN

Landscaped with raised lawn and a choice of patio or decking areas for outdoor seating. Mainly fenced boundaries with gated side access.

GARAGE 6m x 3.6m (19'8" x 11'9")

Garage doors to front and a pedestrian door to garden. Boarded eaves for storage, lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B 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, Three and Vodafone - all likely available (Source - Ofcom).

