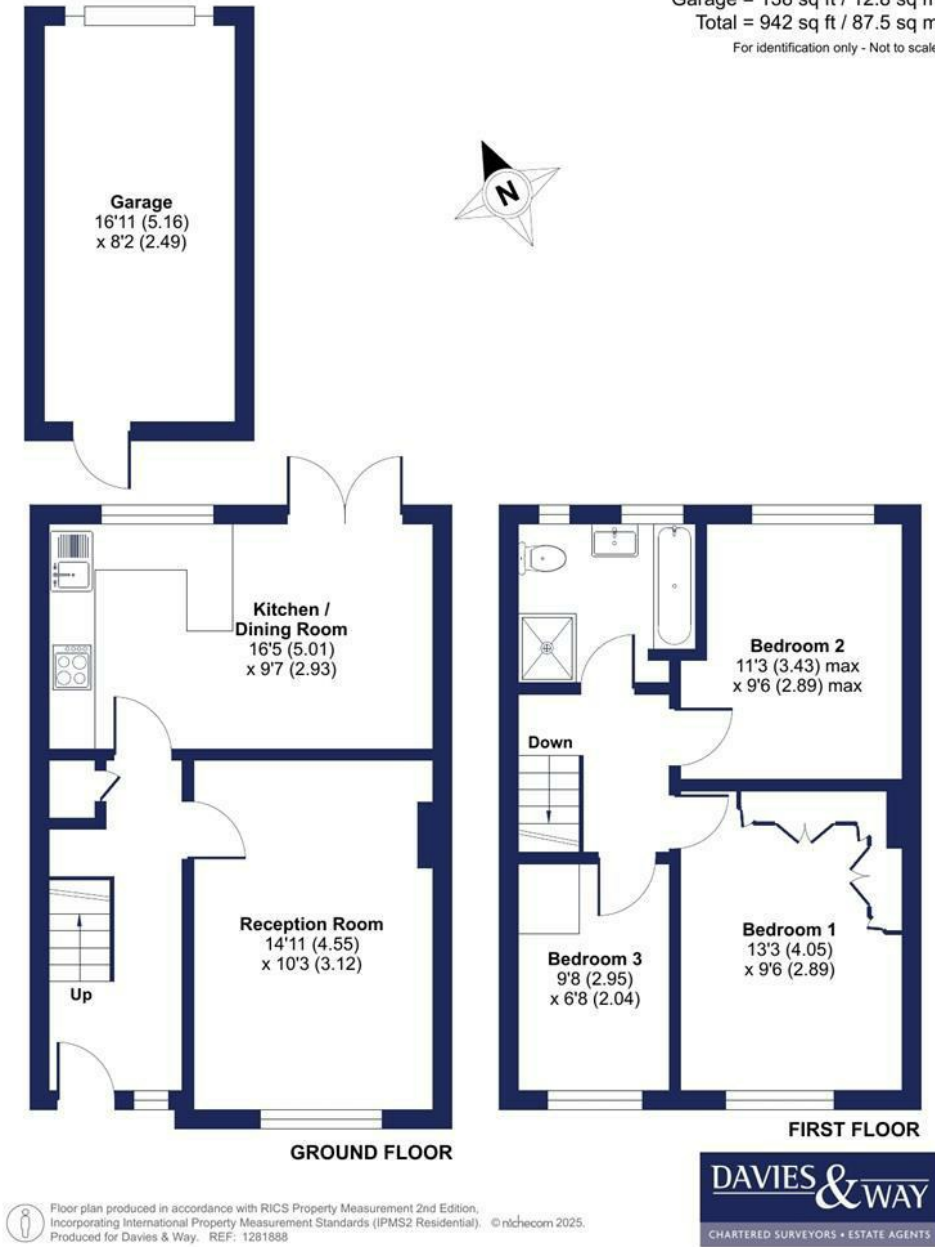


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Glebe Walk, Bristol, BS31

Approximate Area = 804 sq ft / 74.7 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 942 sq ft / 87.5 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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

15 Glebe Walk, Keynsham, Bristol, BS31 2LS



£285,000

A well proportioned three bedroom terraced home ready for buyers to add their own stamp to, ideal for first time buyers.

- Terraced ▪ Entrance hallway ▪ Living room ▪ Kitchen/Diner ▪ Three bedrooms ▪ Bathroom ▪ Front garden ▪ Rear garden ▪ Garage ▪ No onward chain



15 Glebe Walk, Keynsham, Bristol, BS31 2LS

Situated on a popular development in Keynsham, this well cared for three bedroom home offers accommodation perfect for first-time buyers looking to add their own stamp.

Internally the ground floor consists of a bright and airy entrance hallway, leading to a spacious living room and a kitchen / diner with French doors with direct access to the rear garden. Upstairs, the property offers three well-proportioned bedrooms, serviced by a four-piece family bathroom suite.

Externally, the home enjoys both front and rear gardens, along with a single garage providing additional storage or parking.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.2m x 1.7m (13'9" x 5'6")

Double glazed obscured window and door to front. Doors leading to ground floor rooms, staircase to first floor and understairs cupboard. Radiator and power points.

RECEPTION ROOM 4.5m x 3.1m (14'9" x 10'2")

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

KITCHEN/DINER 5m x 2.9m (16'4" x 9'6")

Double glazed window and French doors to rear garden, matching wall and base units with work surfaces over, spaces and plumbing for white goods, sink and drainer with mixer tap over and tiled splashbacks to area. Wall mounted Worcester gas combination boiler, radiator and power points.

FIRST FLOOR

LANDING 2.3m x 2m (7'6" x 6'6")

Wooden doors leading to first floor rooms, access to loft via a hatch and power points.

BEDROOM ONE 4m x 2.8m (13'1" x 9'2")

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

BEDROOM TWO 3.4m x 2.8m (11'1" x 9'2")

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

BEDROOM THREE 2.9m x 2m (9'6" x 6'6")

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

BATHROOM 2.3m x 2m (7'6" x 6'6")

Double glazed obscured window to rear aspect, bath with mixer tap over with shower head attachment, walk in shower cubicle, wash hand basin with mixer

tap over and a low level WC. Tiled walls, radiator and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with concrete pathway leading to front door, fenced boundaries with pedestrian gate.

REAR GARDEN

Decking for outdoor dining, area of lawn and some laid to chippings, gated rear access and a pedestrian door to garage.

GARAGE 5.1m x 2.4m (16'8" x 7'10")

Up and over garage door to front, parking space in front of the garage, pedestrian door to rear garden, lighting and power points.

TENURE

This property is leasehold with 999 year Lease from 5th October 1971 and an annual groundrent of £12.60.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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).

