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44a Gainsborough Road, Keynsham, Bristol, BS31 1LS

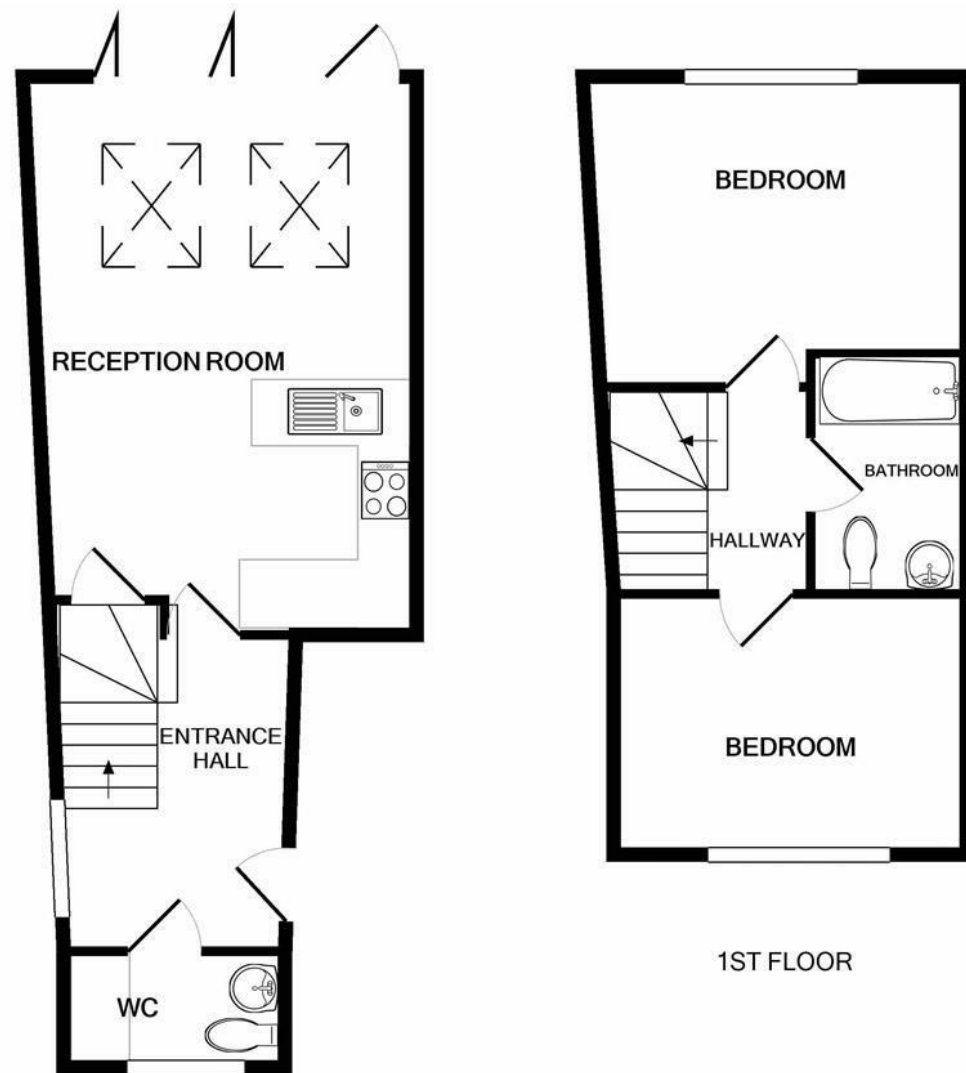


£250,000

A newly constructed two double bedroom house finished to a modern, contemporary standard throughout.

- New Home
- Off street parking
- Garden
- Entrance hallway
- Open plan lounge/dining room/kitchen
- Utility room/WC
- Landing
- Two double bedrooms
- Modern bathroom
- Marketed with no onward sales chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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	



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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## 44a Gainsborough Road, Keynsham, Bristol, BS31 1LS

Situated in a tucked away cul de sac on the Wellsway side of town in close proximity to High Street amenities and Keynsham Railway Station, this recently constructed two double bedroom house boasts unique accommodation rarely found in such a convenient location.

Internally the property has been finished to a high standard including engineered oak flooring to the ground floor, bi-folding doors leading to the rear garden and a contemporary three piece suite bathroom with automatic remotely operated velux window.

Internally the ground floor consists of a roomy entrance hallway with stairs rising to the first floor landing and doors leading to the remaining ground floor accommodation. This predominately consists of a spacious lounge/dining room/kitchen measuring approximately 8 metres (26") in length with bi-folding doors directly assessing the rear garden and velux style windows to the roofline. The ground floor accommodation further benefits from a useful utility room/WC with two piece suite, wall mounted Worcester gas combination boiler and integrated washing machine. To the first floor two double bedrooms are found in addition to a contemporary three piece suite bathroom.

Externally the front of the property is mainly laid to blocked paving providing off street parking that is accessed by a dropped kerb while the rear is low maintenance in design mainly laid to lawn with fenced boundaries and a patio.

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.4m x 2.3m (11'1" x 7'6" )

Obscured double glazed window to side aspect, radiator, power points, stairs rising to first floor landing, doors to rooms.

#### OPEN PLAN LOUNGE/DINER/KITCHEN 6.10m x 3.48m (20'0"m x 11'5")

Dual velux windows to roofline, double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring gas hob with stainless steel extractor fan over, integrated fridge, freezer and slimline dishwasher, power points, tiled splashbacks to all wet areas. Dining area benefiting from built in storage cupboard, power points and ample space for family sized dining table. Lounge benefiting from radiator, power points and ample space for two sofas and a coffee table.

#### UTILITY ROOM/WC 2.1m x 1.3m (6'10" x 4'3" )

Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, wall mounted gas combination boiler, integrated washing machine with roll top work surface over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.3m x 0.9m (7'6" x 2'11" )

Obscured double glazed window to side aspect, access to loft via hatch, power points, doors to rooms.

#### BEDROOM ONE 3.8m x 3.4m (12'5" x 11'1" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM TWO 3.4m x 2.6m (11'1" x 8'6" )

Double glazed window to front aspect, radiator, power points

#### BATHROOM 2.7m x 1.4m (8'10" x 4'7" )

Automatic remotely operated double glazed velux style window to roofline, contemporary three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, three quarter length panelled bath with mixer tap and shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### FRONT OF PROPERTY

Allocated blocked paved off street parking accessed by a dropped kerb, path leading to front door

### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, patio and gated lane access

