

1 High Street, Keynsham, Bristol, BS31 1DP  
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55 Albert Road, Keynsham, Bristol, BS31 1AE



£425,000

A spacious and beautifully cared for three double bedroom home located conveniently within Keynsham.

- Period home
- Lounge
- Dining room
- Kitchen
- Bathroom
- Three Bedrooms
- Shower room
- Driveway
- Generous rear garden
- Convenient location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Albert Road, Keynsham, Bristol, BS31

Approximate Area = 1313 sq ft / 121.9 sq m  
Limited Use Area(s) = 120 sq ft / 11.1 sq m  
Total = 1433 sq ft / 133 sq m  
For identification only - Not to scale



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# 55 Albert Road, Keynsham, Bristol, BS31 1AE

Conveniently located within easy reach of Keynsham High Street amenities and excellent public transport links, this well maintained three double bedroom home benefits from a generous rear garden and has been cared for throughout.

The property is entered via an entrance vestibule leading into a welcoming hallway, which provides access to a comfortable lounge featuring a fireplace and a spacious dining room that opens into a modern fitted kitchen with integrated appliances. The ground floor accommodation is completed by a four piece suite family bathroom. On the first floor are two well proportioned double bedrooms, both benefitting from fitted wardrobes, along with a contemporary shower room. A further double bedroom occupies the second floor.

Externally, the property offers a block paved driveway to the front, while the rear garden features a mainly level lawn, a variety of plants and shrubs, and a patio area perfect for outdoor dining.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.5m x 1m (4'11" x 3'3" )

Wooden glazed door leading to entrance hallway and a power point.

#### ENTRANCE HALLWAY 3.3m x 1m (10'9" x 3'3" )

Doors leading to lounge and dining room. Stairs to first floor and a radiator.

#### LOUNGE 3.8m x 3.6m (12'5" x 11'9" )

Double glazed window to front aspect, picture rails, feature fireplace with wooden mantle, radiator and power points.

#### DINING ROOM 5m x 3.4m (16'4" x 11'1" )

Opening to kitchen and door to lobby. Stone feature fireplace with wooden mantle and a glazed shelving cupboard in alcove. Under stair storage cupboards, spotlights, radiator and power points.

#### KITCHEN 3.6m x 2.3m (11'9" x 7'6" )

Double glazed window and glazed door to porch. Matching wall and base units with Quartz work surfaces over and integrated appliances inclusive of a fridge, freezer, washing machine, Neff oven and a gas hob with extractor hood over and a glass splashback. One and a quarter sink with a mixer tap over and glass splashback to area. Tiled flooring, wall mounted Worcester combination boiler in cupboard, spotlights, radiator and power points.

#### PORCH 2.1m x 0.9m (6'10" x 2'11" )

Double glazed windows overlooking rear garden and door providing access to garden. Base unit with work surface over and tiled flooring.

#### LOBBY 2.18m x 1.30m (7'2" x 4'3" )

(Measured into cupboard) Door leading to bathroom and a generous storage cupboard.

#### BATHROOM 3.8m x 2.1m (12'5" x 6'10" )

Double glazed obscured window to rear aspect, walk in shower cubicle and a panelled bath with hot and cold taps over. Pedestal basin with hot and cold taps and a WC. Wall panelling and tiled splashbacks to wet areas, radiator.

### FIRST FLOOR

#### LANDING

Doors to first floor rooms and stairs to second floor.

#### BEDROOM ONE 4.9m x 3.6m (16'0" x 11'9" )

Double glazed windows to front aspects, a range of fitted wardrobes, radiator and power points.

#### BEDROOM THREE 3.5m x 3.5m (11'5" x 11'5" )

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

#### SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6" )

Double glazed window to rear aspect, walk in shower cubicle off mains, vanity unit with a wash hand basin and a WC with hidden cistern. Wall mounted mirror, fully tiled walls and flooring, heated towel rail and shaving power points.

### SECOND FLOOR

#### LANDING

Velux window to rear aspect, door to bedroom two and access to storage space in eaves.

#### BEDROOM TWO 4.9m x 3.1m (16'0" x 10'2" )

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

### EXTERIOR

#### FRONT OF PROPERTY

Mainly block paved driveway.

#### REAR GARDEN

A generous rear garden boasting a level lawn, a range of plants and shrubbery, patio area for outdoor seating, greenhouse and timber storage shed.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://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

Please note there is shared access where the path runs from the main road between numbers 51, 53, and 55 Albert Road into the rear garden of number 55, it then runs parallel with the main road to number 57 Albert Road.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).

