



## Charlton Road, Keynsham, Bristol, BS31

Approximate Area = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2006. Produced for Davies & Way. REF: 1397204.

## 18 Charlton Road, Keynsham, Bristol, BS31 2JA



£435,000

A well cared for, four bedroom semi detached home located conveniently nearby Keynsham's local High Street amenities and public transport.

- Semi detached
- Entrance hallway
- Two reception rooms
- Kitchen/breakfast room
- Landing
- Four bedrooms
- Bathroom
- Driveway
- Rear Garden
- Convenient location

# 18 Charlton Road, Keynsham, Bristol, BS31 2JA

Ideally positioned just a short walk from Keynsham High Street, with its range of amenities and excellent public transport links, this well maintained four bedroom semi detached home offers an exciting opportunity for families to personalise.

The property is entered via a welcoming entrance hallway, providing access to the ground floor accommodation. This includes a spacious front reception room featuring a bay window, a second reception room overlooking the rear garden, and a kitchen/breakfast room. A convenient ground floor WC completes this level. To the first floor are four well proportioned bedrooms, all served by a family bathroom.

Externally, the property benefits from a block paved driveway to the front, accessed via a dropped kerb. To the rear is a generous garden, mainly laid to lawn, with an outbuilding most recently used as a home office, along with a timber storage shed.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3m x 1.8m (9'10" x 5'10" )

Doors to ground floor rooms and staircase to first floor with storage cupboard below. Wall panelling, radiator and power points.

#### RECEPTION ONE 5.9m x 3.9m (excluding bay) (19'4" x 12'9" (excluding bay) )

Double glazed bay window to front aspect, feature fireplace mantle, picture rails, radiators and power points.

#### RECEPTION TWO 5m x 3.3m (16'4" x 10'9" )

Double glazed window to rear garden, gas fireplace, picture rails, radiator and power points.

#### KITCHEN/BREAKFAST ROOM 5.3m x 2.8m (17'4" x 9'2" )

Double glazed sliding door to rear garden and a single glazed obscured window to side aspect. Matching wooden wall and base units with work surfaces over and tiled splashbacks. Stainless steel sink and drainer with tap over, space and plumbing for washing machine, spaces for other white goods and a space for freestanding oven with extractor hood over. Parquet flooring, radiator and power points.

#### CLOAKROOM 1.8m x 0.8m (5'10" x 2'7" )

Double glazed obscured window to side aspect, wash hand basin with hot and cold taps over and tiled splashback to area. Low level WC and a radiator.

## FIRST FLOOR

### LANDING

Single glazed window to side aspect, doors leading to first floor rooms, access to loft via a hatch and power points.

#### BEDROOM ONE 4.6m x 3.3m (15'1" x 10'9" )

Double glazed window to rear aspect, fitted wardrobes, spotlight lighting, radiator and power points.

#### BEDROOM TWO 4.4m x 3.3m (14'5" x 10'9" )

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

#### BEDROOM THREE 3.1m x 2.4m (10'2" x 7'10" )

Double glazed window to front aspect, fitted wardrobes with sliding mirrored door, radiator and power points.

#### BEDROOM FOUR 3m x 2.7m (9'10" x 8'10" )

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

#### BATHROOM 1.9m x 1.6m (6'2" x 5'2" )

Double glazed obscured window to side aspect, panelled bath with hot and cold taps over, electric shower over with glass shower panel. Pedestal basin with hot and cold taps, low level WC, fully tiled walls, and flooring, radiator.

## EXTERIOR

### FRONT OF PROPERTY

Mainly laid to block paved driveway accessed via dropped kerb and gated side access to rear garden.

### REAR GARDEN

Mainly laid to lawn with hardstanding path to end of garden, a vast array of well established plants and shrubbery, wooden trellis and archway leading to timber storage shed and outbuilding.

#### OUTBUILDING 6.7m x 2.5m (21'11" x 8'2" )

Double glazed window overlooking garden, lighting and power points. Most recently used as office space.

### TENURE

This property is unregistered.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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

This property is subject to probate.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

