

The Avenue, Keynsham, Bristol, BS31

Approximate Area = 622 sq ft / 57.7 sq m



FIRST FLOOR





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.

www.daviesandway.com



CHARTERED SURVEYORS • ESTATE AGENTS

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

Flat 5, 5 The Avenue, Keynsham, Bristol, BS31 2BU



Guide Price £225,000

Occupying part of the first floor of an attractive period conversion, this two double bedroom flat enjoys a convenient location within easy reach of Keynsham mainline railway station and High Street amenities.

Period Conversion
First floor flat
Entrance hall
Lounge
Fitted kitchen
Two bedrooms
Bathroom
Communal gardens
Marketed with no onward chain





www.daviesandway.com

Flat 5, 5 The Avenue, Keynsham, Bristol, BS31 2BU

Offered to the market with no onward chain and ideally located close to the town centre with its wide range of amenities and excellent transport links to both Bristol basis. and Bath, this two bedroom first floor flat forms part of a period conversion that would make an ideal buy for both young professionals and investors alike.

Accessed via a communal hallway with stairs rising to the first floor, the property opens into a welcoming entrance hall. Once inside the bright and airy accommodation comprises two well proportioned bedrooms, a fitted kitchen that opens directly into the lounge and a three-piece bathroom suite. Externally, the property benefits from first-come, first-served off street parking and well maintained communal lawned gardens.

GROUND FLOOR

COMMUNAL HALLWAY

Accessed via secured telephone entry system, stairs rising to first floor landing and providing access to flat

FIRST FLOOR

ENTRANCE HALLWAY

Built in storage cupboard, radiator, power points, doors to rooms.

KITCHEN 4.6m x 2.3m (15'1" x 7'6")

uPVC double glazed window to side aspect. Kitchen comprising range of matching wall and base units with rolled top work surfaces. Integrated double electric oven, integrated microwave and fridge/freezer, integrated washing machine and dishwasher. Double stainless steel sink with mixer tap over, four ring gas hob with glass and stainless steel extractor fan over. Breakfast bar, power points, tiled splashbacks to all wet areas. Opening leading to lounge.

LOUNGE 4.1m x 3.1m (13'5" x 10'2")

uPVC double glazed window to rear aspect, access to loft storage area via hatch, radiator, power points.

BEDROOM ONE 3.6m x 3.7m (11'9" x 12'1")

uPVC double glazed window to rear aspect, radiator, power points.

BEDROOM TWO 3.1m x 2.6m (10'2" x 8'6")

uPVC double glazed window to rear aspect, radiator, power points.

BATHROOM 2.1m x 2.0m (6'10" x 6'6")

Obscured double glazed window to front aspect. Three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with dual head shower over. Heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

Off street parking available on a first come first served

COMMUNAL GARDENS

Mainly laid to lawn with clothes drying area, hard standing ideal for BBQ's and bike store.

TENURE

The property has a 1/6 share of the freehold with approximately 979 years remaining until expiry. There is a monthly management charge of £50pcm payable.

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.

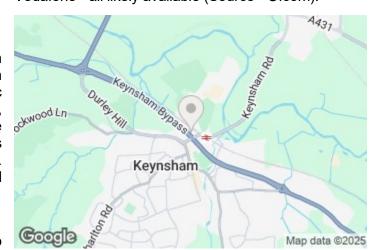
ADDITONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

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

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



















www.daviesandway.com