



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.  
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£220,000

A well cared for two bedroom ground floor flat located nearby local amenities, well suited to first time buyers and those downsizing.

- Ground floor flat
- Living room
- Kitchen
- Two Bedrooms
- Bathroom
- Front garden
- Rear garden
- Outbuilding

# 5 Reynolds Close, Keynsham, Bristol, BS31 1LX

This beautifully maintained two-bedroom ground floor flat is ideally located for easy access to Keynsham's amenities, making it perfect for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room, offering direct access to the rear garden. The flat also features a well-appointed kitchen, two comfortable bedrooms, and a family bathroom with a three-piece suite.

Additional benefits include front and rear gardens, primarily laid to lawn, as well as a useful brick-built outbuilding, providing valuable extra storage space.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

Double glazed obscured door to enter flat. Doors leading to each room and two storage cupboards, radiator.

#### LIVING ROOM 4.1m x 3.4m (13'5" x 11'1" )

to maximum points. Double glazed door and windows to rear garden, radiator and power points.

#### KITCHEN 2.6m x 2m (8'6" x 6'6" )

Double glazed window overlooking rear garden, matching wall and base units with laminate work surfaces over and tiled splashbacks. Integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge below work surface, one and a quarter sink with drainer and mixer tap over, wall mounted Worcester gas combination boiler in wall unit, radiator and power points.

#### BEDROOM ONE 4.4m x 3m (14'5" x 9'10" )

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

#### BEDROOM TWO 3.4m x 2.1m (11'1" x 6'10" )

Double glazed window to front aspect, 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 and shower off mains over, pedestal wash hand basin with mixer tap over and a low level WC. Fully tiled walls to wet areas, radiator and an extractor fan.

## EXTERIOR

#### FRONT OF PROPERTY

Laid to level lawn front garden with shared pathway to number 5.

#### REAR GARDEN

Laid to level lawn with fenced boundaries and gated side access, concrete pathway leading from rear door to the gated side access.

#### OUTBUILDING 2.4m x 1.2m (7'10" x 3'11" )

Brick built outbuilding with lighting and power points.

#### TENURE

This property is leasehold. 999 year Lease with an annual groundrent of £9.00.

#### COUNCIL TAX

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

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).

