

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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53 St. Ladoc Road, Keynsham, Bristol, BS31 2DR



Guide Price £375,000

A double bay fronted three bedroom end of terrace home that sits within generous gardens and is marketed with no onward chain.

- Substantial corner plot
- Lounge
- Dining room
- Kitchen
- Utility room
- Ground floor shower room
- Three bedrooms
- En suite bathroom
- Substantial grounds
- No onward sales chain



53 St. Ladoc Road, Keynsham, Bristol, BS31 2DR

Enjoying a highly convenient position on a generous corner plot along St Ladoc Road, this double bay-fronted three bedroom end of terrace home offers well proportioned and extended accommodation while presenting excellent potential for remodelling, further extension or possible development (subject to the necessary consents).

Internally the ground floor comprises an entrance hallway leading to a bay fronted dining room overlooking the garden, which in turn connects to a bay fronted lounge. To the rear of the property there is a kitchen enjoying garden views, a rear lobby, useful utility room and a ground floor shower room. To the first floor the home offers three well balanced bedrooms, with the principal bedroom benefiting from an en suite bathroom.

Externally the property occupies larger than typical gardens. To the front there is a generous driveway accessed via a dropped kerb providing parking and turning space for several vehicles. The mature side and rear gardens offer a good sized lawn complemented by established trees, shrubs and well stocked flower beds, along with two patio seating areas, a timber shed, greenhouse and rear lane access.

The property further benefits from a detached single garage and is offered to the market with no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 1.8m (11'1" x 5'10")

Obscured double glazed windows to front aspect, understairs storage cupboard, radiator, power points, stairs rising to first floor landing. Door leading to dining room.

DINING ROOM 4.2m x 3.6m into bay (13'9" x 11'9" into bay)

Double glazed bay window to side aspect overlooking garden, radiator, power points, exposed floorboards, opening leading to lounge, opening leading to kitchen.

LOUNGE 4.5m x 3.7m into bay (14'9" x 12'1" into bay)

Double glazed bay window to front aspect overlooking front garden, radiator, power points, feature fireplace with wooden mantel, exposed floorboards.

KITCHEN 3.2m x 2.3m (10'5" x 7'6")

Double glazed window to side aspect overlooking garden, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over. Space and electric supply for oven with extractor fan over, space and plumbing for dishwasher and low level fridge. Opening leading to rear lobby.

REAR LOBBY 2.6m x 0.9m (8'6" x 2'11")

Obscured double glazed door to side aspect leading to garden, built in storage cupboard housing gas combination boiler, opening leading to utility room.

UTILITY ROOM 2.4m x 2m (7'10" x 6'6")

Range of wall and base units with roll top work surfaces, Belfast sink with mixer tap over, space and plumbing for washing machine, radiator, power points. Tiled splashbacks to all wet areas, door leading to shower room.

SHOWER ROOM 2m x 0.9m (6'6" x 2'11")

Matching three piece suite comprising wash hand basin, low level WC and walk in shower cubicle, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

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

Access to loft via hatch, power point, doors leading to rooms.

BEDROOM ONE 4.6m x 2.9m into bay (15'1" x 9'6" into bay)

Double glazed bay window to front aspect, an array of built in storage cupboards and wardrobes, radiator, power points. Door leading to en suite bathroom.

EN SUITE BATHROOM 2.1m x 1.3m (6'10" x 4'3")

Three piece suite comprising pedestal wash hand basin, low level WC and corner bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 4.2m x 2.6m narrowing to 2.5m into bay (13'9" x 8'6" narrowing to 8'2" into bay)

Double glazed bay window to side aspect, radiator, power points.

BEDROOM THREE 2.6m x 2.3m (this measurement includes bulkhead) (8'6" x 7'6" (this measurement includes bulkhead))

Double glazed window to front aspect, an array of built in storage cupboards and wardrobes, radiator, power points.

EXTERIOR

FRONT OF PROPERTY

Generous front garden mainly laid to tarmac that is accessed via a dropped kerb and provides ample parking, wall and fenced boundaries, well stocked flower beds, a selection of shrubs and trees, access to garage, gated access to rear garden, path leading to front door.

REAR GARDEN

Mature rear garden mainly laid to lawn with wall and fenced boundaries, a selection of trees, shrubs and well stocked flower beds, two patio seating areas, timber shed, greenhouse, gated rear lane access.

GARAGE

Detached single garage accessed via up and over door.

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 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's title is unregistered and is in the process of being registered with the Land Registry.

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).

