

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2016.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

33 Maple Walk, Keynsham, Bristol, BS31 2SB



£240,000

A well proportioned two bedroom book end bungalow located near by Keynsham's local amenities.

- Bookend Bungalow
- Front garden
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Rear garden
- Garage



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## 33 Maple Walk, Keynsham, Bristol, BS31 2SB

This two bedroom end of terrace bungalow is offered to the market with no onward chain and is ideally situated close to a range of Keynsham's local amenities. It presents an excellent opportunity for those looking to downsize.

The property is accessed via an entrance hall, leading to a well appointed kitchen and a spacious living room. An inner hallway provides access to two double bedrooms and a family bathroom.

Externally, the property benefits from low maintenance front and rear gardens. The front garden is predominantly laid to patio, while the generously sized rear garden is mainly laid to artificial lawn. Additional benefits include a garage located in a nearby block.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 2m x 1.1m (6'6" x 3'7")

Doors to lounge and kitchen, radiator.

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

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

##### HALLWAY 1.7m x 0.8m (5'6" x 2'7")

Doors to bedrooms, bathroom and a cupboard housing fuse box and meters.

##### BEDROOM ONE 4.7m x 2.7m (15'5" x 8'10")

Double glazed window to rear aspect, cupboard housing hot water cylinder, radiator and power points.

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

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

##### BATHROOM 2m x 1.8m (6'6" x 5'10")

Double glazed obscured window to side aspect, access to loft via hatch, panelled bath with taps over and an electric shower, vanity basin unit with mixer tap over and a low level WC. Fully tiled walls and a heated towel rail.

##### KITCHEN 3.5m x 2m (11'5" x 6'6")

Double glazed obscured door to side access and window to side aspect. Matching wall and base units with work surfaces over and tiled splashbacks. Space and plumbing for white goods and a freestanding oven, one and a quarter basin with mixer tap over and power points.

#### FRONT OF PROPERTY

Mainly laid to patio slabs with brick walls to boundaries and side access to rear garden.

#### REAR GARDEN

Mainly laid to artificial lawn with laid to stone patio and fenced boundaries.

#### GARAGE

In a nearby block.

#### TENURE

This property is freehold.

#### 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.

#### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

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

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

