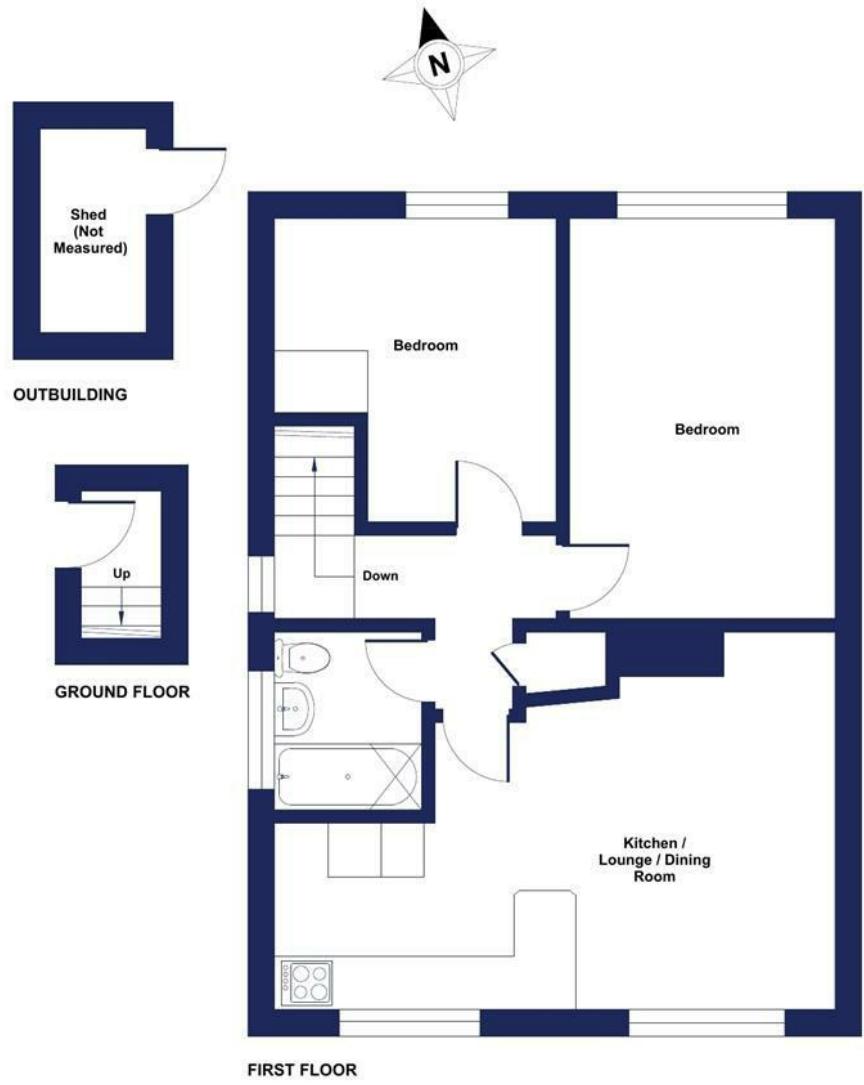


Gaston Avenue, Keynsham, Bristol, BS31

Approximate Area = 624 sq ft / 57.9 sq m (excludes shed)

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: 1399837

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.



£215,000

A spacious two double bedroom first floor apartment marketed with no onward sales chain.

- First Floor Flat
- Private Entrance
- Lounge/Kitchen
- Two double
- Bedrooms
- Bathroom
- Private Garden
- Marketed with no onward chain

Offered to the market with no onward chain and available with either a tenant in situ or vacant possession, this well-proportioned two double bedroom first floor flat occupies a convenient cul-de-sac position on the sought-after Wellsway side of town. Located within close proximity to the town centre amenities and Memorial Park, the property represents an excellent opportunity for both first-time buyers and investors alike.

The accommodation is accessed via a private entrance with stairs rising to the first floor. Internally, the property comprises an entrance hallway with built-in storage cupboard, a full-width open plan kitchen/living room fitted with a range of integrated appliances, inset breakfast bar and pleasant views over the garden. There are two well-balanced double bedrooms, both served by a modern three-piece bathroom suite.

Externally, the property benefits from a private garden, accessed via a neighbouring garden, which is mainly laid to lawn, offers a brick shed and patio area ideal for enjoying the warmer months.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.1m x 0.9m (3'7" x 2'11")

Meters, consumer unit, stairs rising to first floor landing.

FIRST FLOOR

LANDING

Obscured double glazed window to side aspect, hatch leading to lit and partially boarded loft, built-in storage cupboard housing gas combination boiler, radiator, doors leading to rooms.

OPEN PLAN LOUNGE/KITCHEN 6.3m x 4.7m

narrowing to 4.0m (20'8" x 15'5" narrowing to 13'1")

Dual uPVC double glazed windows to rear aspect. Kitchen comprising a range of matching wall and base units with rolled top work surfaces, bowl and 1/4 sink with mixer tap over, integrated electric oven, microwave and four ring gas hob, space and plumbing for washing machine and upright fridge/freezer, power points, extractor fan, tiled splashbacks to all wet areas. Inset breakfast bar. Lounge benefitting from a radiator and power points.

BEDROOM ONE 4.3m x 3.0m (14'1" x 9'10")

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

BEDROOM TWO 3.5m x 3.2m (to maximum points including bulkhead) (11'5" x 10'5" (to maximum points including bulkhead)

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

BATHROOM 2.0m x 1.7m (6'6" x 5'6")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

GARDEN

Low maintenance garden that is accessed via a neighbouring garden, mainly laid to lawn with wall and fence boundaries, well stocked flower beds, brick built shed, external power and tap.

TENURE

This property is Leasehold and there are approximately 934 Years remaining. A Ground Rent of £9 per annum is 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.

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).

