

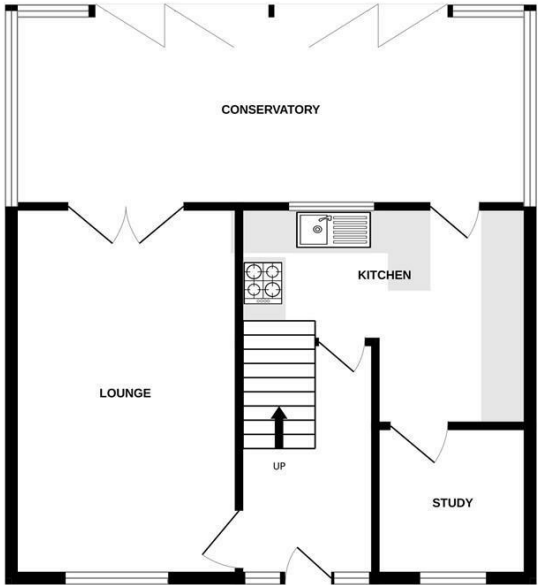
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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18 Kenilworth Close, Keynsham, Bristol, BS31 2PB

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.
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.
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£325,000

A spacious three bedroom terraced home located in a popular cul-de-sac setting.

- Lounge ▪ Kitchen/breakfast room ▪ Study ▪ Conservatory ▪ Three bedrooms ▪ Family bathroom ▪ Off street parking ▪ Garden ▪ No onward chain

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18 Kenilworth Close, Keynsham, Bristol, BS31 2PB

A spacious three bedroom home that has been sympathetically extended to the ground and offers a larger than typical living space, ideal for both upsizing couples and families alike.

Internally, the ground floor offers an entrance hallway, generous lounge with feature fireplace, a Kitchen/breakfast room and a useful home office or snug. The ground floor accommodation is completed by a delightful full width Conservatory that directly overlooks and provides access via bi-folding doors to an enclosed private garden with level lawn and hardstanding seating area. To the first floor, three generous bedrooms are found (all with built-in storage) in addition to a spacious three piece suite bathroom.

This delightful home further benefits from a low maintenance hardstanding and stone chipping front garden that provides ample off street parking and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.4m x 1.8m (7'10" x 5'10")

Radiator, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.5m x 3.2m to maximum points (18'0" x 10'5" to maximum points)

Double glazed window to front aspect, double glazed French doors to rear aspect leading to conservatory, radiator, power points, feature gas flame effect fireplace with wooden surround.

KITCHEN/BREAKFAST ROOM 4.1m x 3.2m (13'5" x 10'5")

Double glazed window to rear aspect to Conservatory, obscured double glazed door to rear aspect leading to Conservatory. Modern kitchen comprising range of matching wall and base units with rolled top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring induction hob and extractor fan over. Space and plumbing for washing machine and dishwasher, space and power for upright fridge/freezer, understairs storage cupboard, power points, tiled splashbacks to all wet areas, door leading to office.

OFFICE 2.2m x 2.2m (7'2" x 7'2")

Double glazed window to front aspect, built-in storage cupboard, radiator, power points

CONSERVATORY 7.5m x 2.8m (24'7" x 9'2")

Double glazed roof and double glazed windows to rear and side aspects, double glazed bi-folding doors to rear aspect providing access to rear garden, radiator, power points.

FIRST FLOOR

LANDING

Double glazed window to rear aspect overlooking rear garden, radiator, doors leading to rooms.

BEDROOM ONE 3.8m x 3.2m (12'5" x 10'5")

Double glazed window to front aspect, built-in wardrobe, radiator, power points.

BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2")

Double glazed window to front aspect, built-in storage cupboard, radiator, power points.

BEDROOM THREE 2.4m x 2.4m (7'10" x 7'10")

Double glazed window to rear aspect overlooking rear garden, access to loft via hatch, built-in storage cupboard housing gas combination boiler, radiator, power points.

BATHROOM 2.9m x 1.7m to maximum points (9'6" x 5'6" to maximum points)

Dual obscured double glazed windows to rear 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

FRONT OF THE PROPERTY

Mainly laid to stone chippings and hardstanding that is accessed via a dropped kerb and provides ample off street parking, shrub boundaries, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to enclosed level lawn with fence boundaries. Additionally benefitting from well stocked flower beds and hardstanding seating area.

TENURE

This property is freehold.

AGENTS NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

