

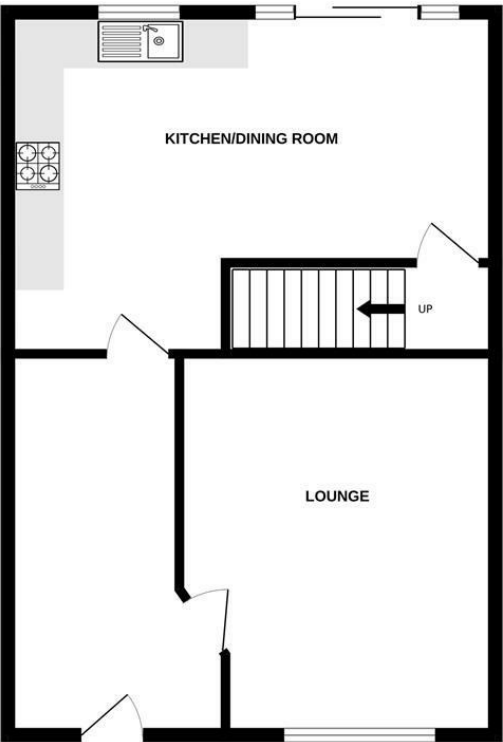
DAVIES & WAY

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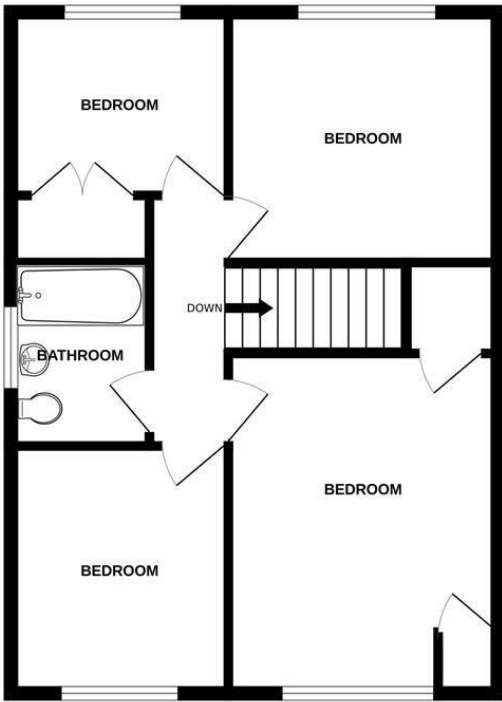
489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

5 Cherwell Road, Keynsham, Bristol, BS31 1QT

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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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Offers In Excess Of £450,000

A recently renovated four bedroom semi detached family home located within a convenient cul de sac setting.

- Semi detached ▪ Entrance hallway ▪ Lounge ▪ Kitchen/Dining room ▪ Landing ▪ Four bedrooms ▪ Bathroom ▪ Parking ▪ Garden

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## 5 Cherwell Road, Keynsham, Bristol, BS31 1QT

A recently renovated and improved four bedroom semi detached home that boasts modern contemporary accommodation throughout and is ideally suited to growing families wishing to benefit from the easy access to the Wellsway school complex.

Internally the ground floor consists of a roomy entrance hallway (with potential for the addition of a downstairs WC subject to obtaining necessary consents), a generous lounge with large picture window and a full width kitchen/dining room with range of integrated appliances and direct access to the rear garden. To the first floor four generous bedrooms are found in addition to a high quality bathroom suite.,

Externally the home sits within landscaped grounds in a highly convenient cul de sac location on the Wellsway side of town, within easy reach of both Wellsway and Chandag schools.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 4.7m x 2.7m narrowing to 2.1m (15'5" x 8'10" narrowing to 6'10" )

Obscured double glazed windows to front aspect, radiator, built in storage cupboard, power points, doors leading to rooms.

##### LOUNGE 4.7m x 3.9m (15'5" x 12'9" )

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

##### KITCHEN/DINING ROOM 6m x 4.1m (19'8" x 13'5" )

Double glazed windows and double glazed patio doors to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, range of integrated appliances including electric oven, electric hob with stainless steel extractor fan over, integrated microwave, dishwasher, washing machine and tumble dryer. Space and water supply for American style fridge/freezer, power points. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points. Stairs leading to first floor landing.

#### FIRST FLOOR

##### LANDING 3.4m x 0.9m (11'1" x 2'11" )

Doors leading to rooms

##### BEDROOM ONE 4.2m x 3.3m (13'9" x 10'9" )

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

##### BEDROOM TWO 3.3m x 3.2m (10'9" x 10'5" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

##### BEDROOM THREE 2.8m x 2.8m (9'2" x 9'2" )

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

##### BEDROOM FOUR 2.6m x 2.4m (8'6" x 7'10" )

Double glazed window to rear aspect overlooking rear garden, built in triple wardrobe (housing gas combination boiler), radiator, power points.

##### BATHROOM 2.2m x 1.7m (7'2" x 5'6" )

Obscured double glazed window to side aspect, modern contemporary three piece suite comprising pedestal wash hand basin with waterfall mixer tap over, low level WC and panelled bath with waterfall mixer tap over and dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to tarmac that is accessed via dropped kerb and shared access that leads to generous parking.

#### REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, two stone chipped seating areas ideal for entertaining and al fresco dining.

### TENURE

The property is freehold

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://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.gov.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](http://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.

