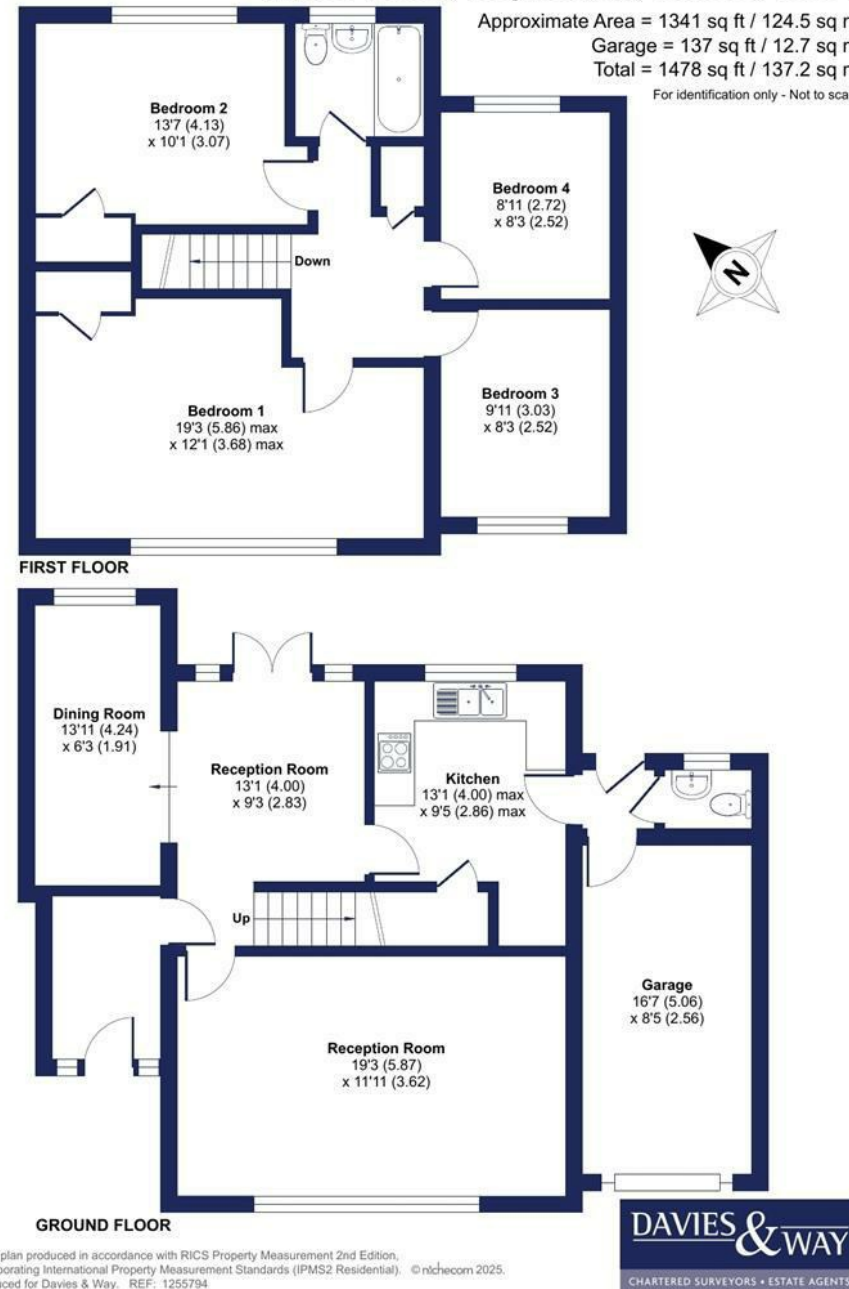


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Manor Road, Keynsham, Bristol, BS31

Approximate Area = 1341 sq ft / 124.5 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1478 sq ft / 137.2 sq m
For identification only - Not to scale



87 Manor Road, Keynsham, BS31 1RE



£550,000

A well proportioned detached house set on a sought after road close to Manor Road Playing Fields.

- Available with no upward sales chain
- Well cared for, in the same ownership for many years with scope to put your own stamp on the house with updating
- Entrance hall
- Three reception rooms
- Fitted kitchen
- Downstairs cloak/wc
- Four good size bedrooms (scope for en suite)
- Family bathroom
- Driveway parking & integral garage
- Enclosed rear garden



www.daviesandway.com
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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.
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87 Manor Road, Keynsham, BS31 1RE

This detached house was built in the 1970's and enjoys an enviable position on Manor Road close to the playing fields, with easy access to country walks yet within walking distance of the Wellsway School Complex and neighbourhood shops on Chandag Road. The Town Centre which offers a good range of local shops and amenities and a railway station is about a 5 minute drive away. The property is well placed for commuting to the cities of Bristol and Bath.

The property has been in the same ownership for many years and is offered to the market with the advantage of no upward sales chain. It has been well cared for and is ready to move into with scope for a purchaser to put their own stamp on the décor with updating and modernisation as required. The house is approached through a entrance hall which opens onto a sitting room with french doors leading to the rear garden. The sitting room has a wide arch to a dining area and is adjacent to the kitchen which has a good range of fitted units. Spanning the full width of the property to the front is a spacious living room with a picture window overlooking Manor Road. A cloakroom with wc completes the ground floor space.

On the first floor there are four good size bedrooms. The main bedroom large and situated at the front of the property. There is clear scope to sub divide the room to create a dressing room and possible en suite (subject to necessary consents). The bedrooms are being served by a family bathroom.

On the outside there is parking to the front of the property with an integral single garage and an enclosed rear garden with side access.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

OPEN ENTRANCE PORCH

Double glazed entrance door with leaded glazed centre panel and leaded side panel leading to

HALLWAY

Wood block flooring, utilities cupboard. Radiator, glazed inner door to

SITTING ROOM 4.0m x 2.89m (13'1" x 9'5")

Double glazed french doors and side panel leading to the rear garden, staircase rising to the first floor, radiator. Archway to

DINING ROOM 4.25m x 1.95m (13'11" x 6'4")

Wood block flooring, ornamental beamed ceiling, double glazed window to rear aspect, radiator.

LIVING ROOM 5.92m x 3.62m (19'5" x 11'10")

Spanning the full width of the property to the front with a double glazed leaded picture window overlooking Manor Road. Radiator.

KITCHEN 3.04m plus recess x 2.84m (9'11" plus recess x 9'3")

Double glazed window to rear aspect. Furnished with a range of modern wall and floor units providing drawer and cupboard storage space with contrasting worksurfaces and tiled surrounds. Inset one and quarter bowl sink unit with mixer tap. Inset hob with extractor above and eye level double oven. Plumbing for washing machine, radiator. Deep understairs cupboard/pantry (excluded from measurements).

NB: There is clear scope to reconfigure the kitchen, sitting room and dining room to one large open plan space if required.

LOBBY

Double glazed door to rear garden. Connecting door to garage and door to

CLOAK/WC

White suite comprising wc and wall hung wash basin with tiled splashback, radiator. Double glazed window to rear aspect.

FIRST FLOOR

LANDING

Access to loft space. Shelled linen cupboard.

BEDROOM 5.88m x 3.66m (19'3" x 12'0")

Double glazed picture window to front aspect, radiator. Deep shelved cupboard. There is scope to sub divide part of this room to provide a dressing room or en suite facility.

BEDROOM 3.80m plus recess x 3.08m (12'5" plus recess x 10'1")

Double glazed window to rear aspect with distant views, radiator, deep shelved cupboard.

BEDROOM 3.73m x 2.52m (12'2" x 8'3")

Double glazed window to rear aspect with distant views, radiator.

BEDROOM 3.06m x 2.54m (10'0" x 8'3")

Double glazed leaded window to front aspect, radiator.

BATHROOM

Double obscure glazed window to rear aspect. Radiator, fully tiled walls. Suite comprising bath with thermostatic shower above, wc and wash basin.

OUTSIDE

FRONT

Cultivated borders with roses, shrubs and bushes. Concrete driveway providing off street parking leading to the

INTEGRAL GARAGE 5.08m x 2.58m (16'7" x 8'5")

Up and over entrance door, power and light connected. Wall hung Worcester gas fired combination boiler, connecting door to rear lobby.

REAR GARDEN 12m wide x 8m deep (39'4" wide x 26'2" deep)

The garden is enclosed and level with a side access leading from the front of the property. It is laid to gravel and paving with cultivated borders with shrubs, bushes and trees. a garden pond, timber summer house and outside water tap.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is E. 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

All mains services connected.

Mobile - Voice & Data coverage likely available externally via EE, O2, Three & Vodafone. Limited internally. Source - Ofcom.

Broadband - 1000Mbps available via Openreach / Virgin Media / Truespeed. Source - Ofcom.

