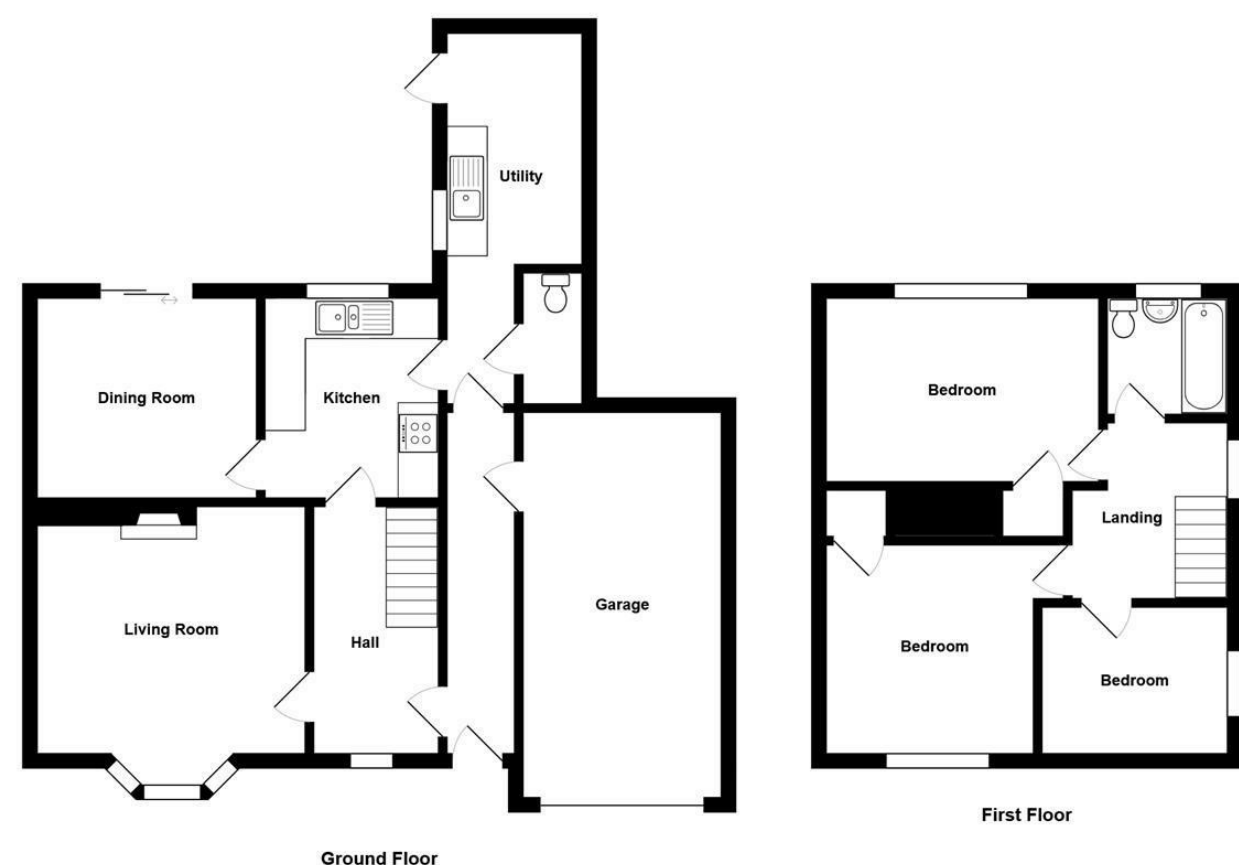


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



Total Area: 103.6 m² ... 1116 ft² (excluding garage)  
All measurements are approximate and for display purposes only.

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

2 Chelwood Road, Saltford, Bristol, BS31 3BU



Guide Price £335,000

An exciting opportunity to acquire a three bedroom home with generous gardens and potential to update and improve.

- Enclosed level gardens
- Close to village shops and amenities
- Off street parking
- Generous corner plot
- Two reception rooms
- Opportunity to improve
- Good transport links
- Garage
- Lovely open view to the rear





## 2 Chelwood Road, Saltford, Bristol, BS31 3BU

An exciting opportunity to put your own mark on this generous sized property located in Chelwood Road, Saltford. This end terraced house boasts two separate reception rooms, a generous corner plot with off street parking, garage and the opportunity to update and improve. The true gem of this property is the outstanding view to the rear of Kelston Round Hill.

Situated close to the village shops and amenities, this property offers the perfect blend of tranquillity and convenience. Whether you are looking to explore the historic city of Bath or the vibrant city of Bristol, this location provides easy access to both, making it an ideal choice for those seeking a well-connected home.

Saltford is a highly regarded village, offering a wide range of local amenities and excellent schooling, including the village primary school and Wellsway School in Keynsham.

Don't miss out on the opportunity to make this property your own.

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

### GROUND FLOOR

#### HALLWAY 3.76m x 1.90m (12'4" x 6'2")

Feature circular window, radiator, original panelled staircase, space under stairs, cupboard housing meters and fuse box.

#### SITTING ROOM 4.09m x 4.37m into bay max (13'5" x 14'4" into bay max)

Feature double glazed bay window, radiator, gas coal effect fire, 3 wall lights.

#### KITCHEN 3.02m x 2.64m (9'10" x 8'7")

Wooden units, laminate worktops, built in single electric oven, solid plate stainless steel hob with extractor fan above, cupboard housing Vaillant boiler, 1.5 bowl inset sink with single mixer tap, radiator, tiled splash backs, views from double glazed window to hills beyond, glazed wall units, lino floor tiles.

#### DINING ROOM 3.04 x 3.34m (9'11" x 10'11")

Double glazed sliding patio doors to rear garden, radiator, built in storage cupboard with bifold wooden door, laminate flooring.

#### OUTBUILDING/UTILITY ROOM 3.57m extends to 5.66m x 2.08m narrows to 1.12m (11'8" extends to 18'6" x 6'9" narrows to 3'8")

Double glazed window, wooden half glazed door to rear garden, single inset sink with drainer and mixer tap set in laminate work top, plumbing for washing machine.

#### SIDE PASSAGE 5.28m x 0.99m (17'3" x 3'2")

Doors leading to hallway, garage and utility room, Velux window.

#### CLOAKROOM 1.94m x 0.99m (6'4" x 3'2")

Toilet, light.

### UPSTAIRS

#### LANDING 2.79m x 1.9m (9'1" x 6'2")

Double glazed window, loft access.

#### BEDROOM 1 3.03m x 4.14m (9'11" x 13'6")

Double glazed window with uninterrupted views of Kelston Roundhill, coving, radiator, built in wardrobe with original panelled door.

#### BEDROOM 2 3.16m x 3.15m (10'4" x 10'4")

Double glazed window with front aspect, radiator, built in wardrobe with original panelled door.

#### BEDROOM 3 2.22m x 2.87m (7'3" x 9'4")

Double glazed window to side, radiator.

#### BATHROOM 1.71m x 1.9m (5'7" x 6'2")

Cream three piece bathroom suite comprising bath, basin and toilet, wooden bath panel, electric Mira shower over bath, radiator, double glazed window.

#### GARAGE 5.6m x 3m (18'4" x 9'10")

Lighting, power, pitched roof, up and over single garage door, door to side passage.

### OUTSIDE

#### FRONT

Double wrought iron gates, single gate, concrete driveway, gravelled areas, raised brick-edged borders, brick boundary wall.

#### REAR GARDEN

Long garden mainly laid to lawn with stunning views to hills, patio, outside lights, variety of shrubs and bushes, fence panels and hedge boundaries

#### TENURE

Freehold

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. 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 mains services connected  
Mobile phone. EE Three Vodafone good outdoor signal. O2 Variable outdoor signal. Source Ofcom  
Broadband. Ultrafast 1000mps Source Ofcom

