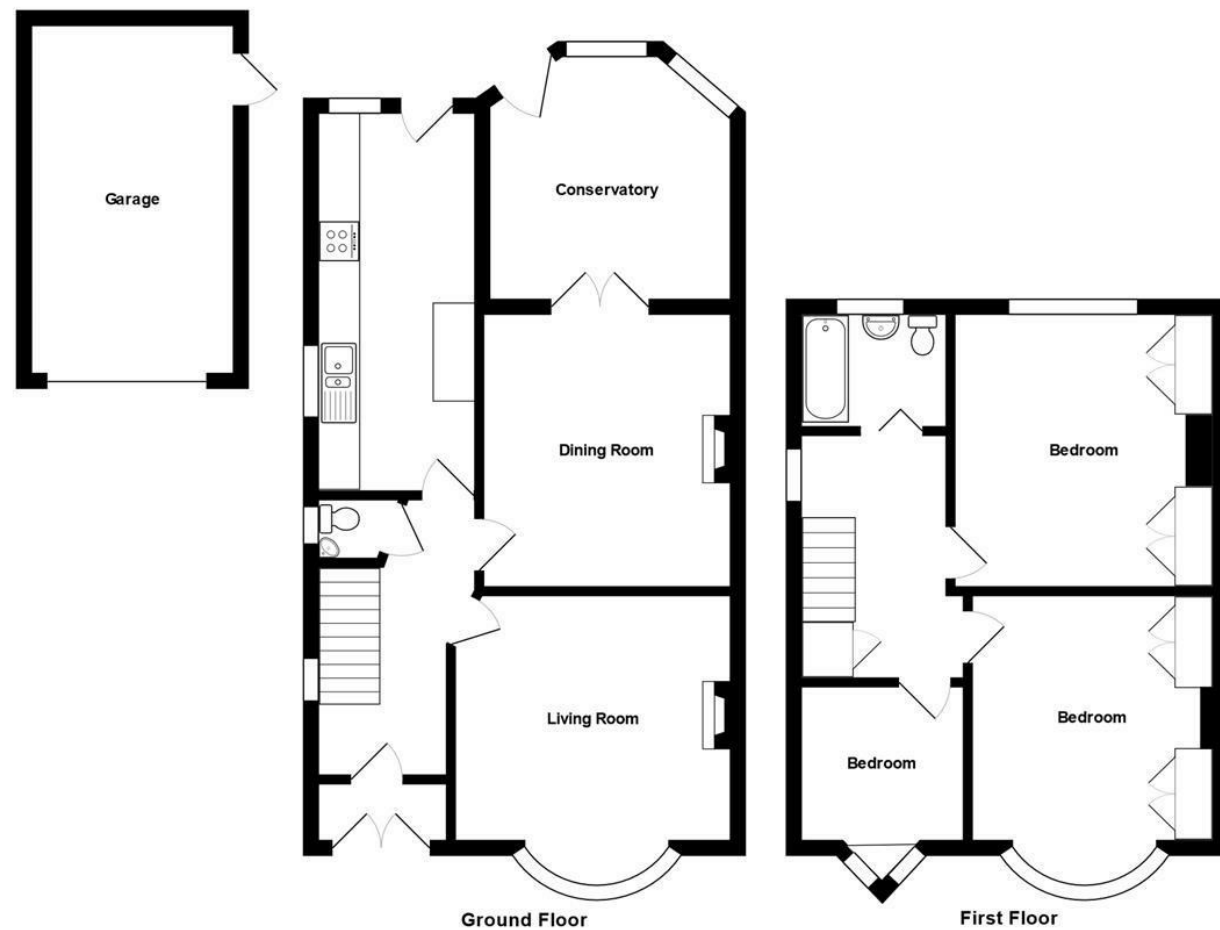


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 117.4 m<sup>2</sup> ... 1263 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.



£500,000

A substantial classic bay fronted semi detached house dating from the 1950's in a particularly good position in a well regarded cul de sac with country views to the front and a pleasant rear garden backing onto the grounds of Salford Golf Club.

- Available with no onward sales chain
- Well presented family accommodation with huge scope for extension (subject to necessary consents)
- Entrance porch & hallway
- 2 separate reception rooms
- Double glazed conservatory
- Kitchen/breakfast room
- Downstairs cloakroom/WC
- 3 bedrooms & modern bathroom
- Good size gardens to front & rear - 78ft deep at the rear
- Driveway parking & detached garage

# 4 Beresford Close, Saltford, Bristol, BS31 3HU

This traditional bay fronted semi detached house originally dates from the 1950's and is available to the market with no onward sales chain following a period of approximately 20 years in the current ownership. It is well presented throughout and has clearly been lovingly cared for and it is evident from surrounding properties of similar style that there is significant potential to extend the accommodation to the side, rear and into the loft space subject to obtaining necessary consents.

The house is particularly well situated within a sought after road with a deep front garden and forward facing views towards Kelston Roundhill and surrounding countryside. To the rear is a good size pleasant level garden which backs on to the grounds of Saltford Golf Club.

On the ground floor the conventional layout has two well proportioned separate reception rooms in addition to a double glazed conservatory together with a kitchen/breakfast room and ground floor wc. The first floor has three good size bedrooms and a modern bathroom.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

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

## GROUND FLOOR

### ENTRANCE PORCH

Approached through double glazed double doors with an inner door with glazed side and top panels leading to the

### ENTRANCE HALL

Double glazed window to side aspect, radiator. Staircase leading to the first floor with cupboard beneath.

### CLOAK/WC

Double obscure glazed window to side aspect. White suite with chrome finished fittings comprising low level wc and corner wash basin with tiled splash back.

### SITTING ROOM 4.85m into bay x 4.69m (15'10" into bay x 15'4" )

Double glazed bay window to front aspect with curved radiator beneath, marble fireplace (gas fire inoperable).

### DINING ROOM 4.08m x 3.57m (13'4" x 11'8")

Fireplace with electric coal effect fire, radiator. French doors leading to conservatory.

### CONSERVATORY 3.53m x 3.0m (11'6" x 9'10")

Double glazed windows with opening top lights and polycarbonate roof with vent windows. Double glazed door to garden. Radiator.

### KITCHEN/BREAKFAST ROOM 5.60m x 2.35m (18'4" x 7'8")

Double glazed windows to rear and side aspects and double glazed door to the rear. The kitchen is furnished with a range of oak fronted wall and floor units providing drawer and cupboard storage space with contrasting worksurfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob with concealed extractor above and eye level double oven, built in refrigerator, freezer and washing machine, The dishwasher and tumble dryer although included in the sale are not working. Radiator.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect, access to roof space, shelved airing cupboard with Worcester gas fired combination boiler.

### BEDROOM 4.77m into bay x 3.58m (15'7" into bay x 11'8")

Double glazed bay window to front aspect with curved radiator beneath enjoying far reaching views across the village, Kelston Roundhill and

surrounding countryside. Range of built in bedroom furniture comprising wardrobes, shelved cupboard and dressing table with drawer (all included in measurements).

### BEDROOM 4.06m x 3.82m (13'3" x 12'6")

Double glazed window overlooking the rear garden and Saltford Golf Club. Extensive range of built in furniture comprising wardrobes, drawer storage, shelved cupboard, bedside tables and top boxes (included in measurements). Radiator.

### BEDROOM 2.69m x 2.40m (8'9" x 7'10")

Cantilevered double glazed bay window to front aspect, radiator.

### BATHROOM

Double obscure glazed window to rear aspect, radiator, fully tiled walls. White suite comprising bath with mixer tap and Mira independent shower above, wc with concealed cistern and wash basin with mixer tap in vanity unit with cupboards. Radiator.

## OUTSIDE

### FRONT GARDEN

A walled garden, laid to lawn with flower and shrub borders. Gated access leading to the rear garden. A tarmac driveway provides off street parking and leads to the

### DETACHED GARAGE 5.43m x 2.80m (17'9" x 9'2")

Built in block and render finished with a tiled pitched roof. Up and over entrance door, power and light connected, windows to side and rear aspects and personal door.

### DELIGHTFUL WESTERLY FACING LEVEL REAR GARDEN 24m x 10m (78'8" x 32'9")

Backing onto the grounds of the golf club with a wide paved terrace immediately to the rear of the property with outside light and water tap, beyond which the garden is laid extensively to lawn with well stocked wide flower and shrub borders and a number of trees. There is an ornamental pond and rockery feature. Timber garden shed/summer house at the far end of the plot.

### 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 D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### AGENTS COMMENTS

We understand there is a small wayleave payment in respect of the electrical equipment which is owned by Western Power and is situated adjoining the very end of the rear garden.

Mains Services - Electricity, Gas, Water & Drainage

Broadband - Ultra Fast 1000Mbps available via Truespeed, BT Openreach or Virgin Media (Source - Ofcom)

Mobile Coverage - EE, Three, Vodafone and O2 likely to be available (Source - Ofcom)

