

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Flat 52 Greenfield Road Keynsham Bristol BS31 1FL



An excellent example of a large double bedroom ground floor flat within a modern complex close to both Bath and Bristol.

\* Purpose built \* Ground floor flat \* Entrance hallway \* Lounge/kitchen \* One bedroom \* Bathroom \* Allocated off street parking \*



[www.daviesandway.com](http://www.daviesandway.com)

# Flat 52 Greenfield Road Keynsham Bristol BS31 1FL

A bright and airy ground floor flat located near to the town centre providing easy access to both Bath and Bristol. This ground floor one bedroom apartment is ideal for first time buyers, for those looking to downsize and investors.

The property is entered via a communal hallway which leads to the ground floor flat. Once inside the property it offers an open plan lounge/kitchen, a master bedroom and a larger than average three piece suite bathroom.

Externally the property benefits from allocated off street parking.

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

## **GROUND FLOOR**

**ENTRANCE VIA COMMUNAL HALLWAY:** Access to front door to Flat 52.

**ENTRANCE HALLWAY:** 4.71m x 1.07m (15' 5" x 3' 6") to maximum points. Entrance phone, radiator, power points, storage cupboard, doors leading to rooms.

**LOUNGE/KITCHEN:** 5.37m x 4.73m (17' 7" x 15' 6") to maximum points. Double glazed uPVC window to rear aspect, full height double glazed uPVC window to rear aspect. Kitchen comprising range of matching wall and base units with rolled top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, electric oven with four ring gas hob and extractor fan over, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, wall mounted gas combination boiler, power points. Lounge area with radiator, power points and ample space for family sized table and sofa.

**BEDROOM ONE:** 4.79m x 2.77m (15' 8" x 9' 1") to maximum points. Double glazed uPVC window to rear aspect, radiator, power points.

**BATHROOM:** 4.19m x 1.7m narrowing to 1.02m (13' 8" x 5' 6" narrowing to 3' 4") to maximum points. Obscured uPVC double glazed window to rear aspect, Bathroom comprising of matching three piece suite with low level WC, pedestal wash hand basin, panelled bath with shower of mains supply over, heated towel rail, tiled splashbacks to all wet areas.

## **EXTERIOR**

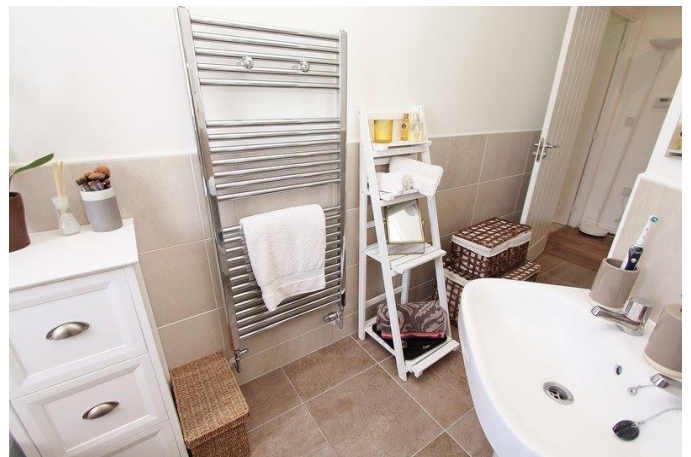
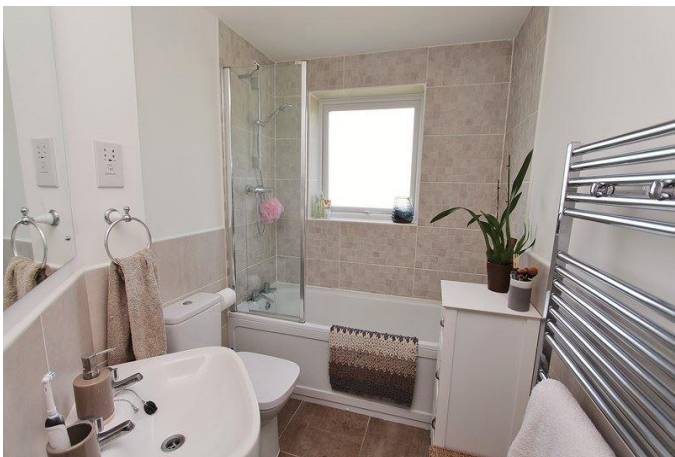
Allocated off street parking for one vehicle. Visitor spaces are offered on a first come first serve basis.

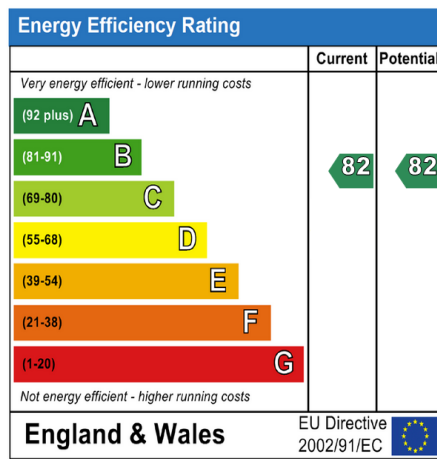
**AGENTS NOTE:** We have been informed that this property is leasehold, for further information then please call any members of our team on 0117 986 3681.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
0117 986 3681

**REF UWK2362**







#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**DATA PROTECTION ACT 1998:** Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.