

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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11 Dartmouth Walk Keynsham Bristol BS31 2NZ



£230,000

This three bedroom end terrace home enjoys a quiet cul-de-sac location and is well-suited to both first time buyers and those downsizing.

* Front and rear gardens * Entrance hall * Open plan Lounge/Dining room * Kitchen * Landing *
Three bedrooms * Family bathroom *



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This end of terrace property has been neutrally decorated throughout and is ideal for first time buyers and young families looking to get onto the property ladder.

The property has been well-cared for although offers scope for a new owner to add their mark to a blank canvas. Internally the accommodation comprises of an open plan lounge/dining room, kitchen and utility room providing access to the large rear garden. The first floor offers three good size bedrooms and generous bathroom. Externally the property offers a front garden and large rear garden.

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

GROUND FLOOR:

ENTRANCE HALLWAY: 1.3m x 1.08m (4' 3" x 3' 6") to maximum points. Stairs rising to first floor landing. Door leading to:

LIVING/DINING ROOM: 6.39m x 3.02m (21' x 9' 10") to maximum points. Dual aspect double glazed uPVC windows to front and rear aspect. Gas fire with wooden surround. Radiator. Power points. Door leading through to:

KITCHEN: 3.13m x 2.82m (10' 3" x 9' 3") to maximum points. Double glazed uPVC window to front aspect. Kitchen comprising; matching wall and base units with rolled top work surfaces. Integrated electric oven with four ring electric hob and extractor fan over, stainless steel sink with mixer tap over, space for under counter fridge and freezer, space and plumbing for washing machine. Tiled splashbacks to all wet areas. Door leading to:

UTILITY ROOM: double glazed uPVC door to side aspect. Double glazed obscured uPVC window to side aspect. Base units with rolled top work surfaces. Tiled splashbacks.

FIRST FLOOR:

LANDING: 2.47m x 0.77m (8' 1" x 2' 6") to maximum points. Storage cupboard housing gas combination boiler. Access to loft via hatch. Doors leading to rooms.

BEDROOM ONE: 4.14m x 3.01m (13' 6" x 9' 10") to maximum points. Double glazed uPVC window to front aspect. Built in storage cupboard. Radiator. Power points.

BEDROOM TWO: 3.81m x 1.78m (12' 5" x 5' 10") to maximum points. Double glazed uPVC window to rear aspect. Radiator. Power points.

BEDROOM THREE: 3.23m x 1.88m (10' 7" x 6' 2") to maximum points. Double glazed uPVC window to front aspect. Built in storage cupboard. Radiator. Power points.

BATHROOM: 2.07m x 1.78m (6' 9" x 5' 10") to maximum points. Double glazed obscured uPVC window to rear aspect. Bathroom comprising low level WC, pedestal wash hand basin, panelled bath with shower off mains supply, tiled splashbacks to all wet areas, radiator.

EXTERIOR:


FRONT OF PROPERTY: Mainly laid to lawn with fence and shrub boundaries. Gated path leading to rear garden, path to front door.

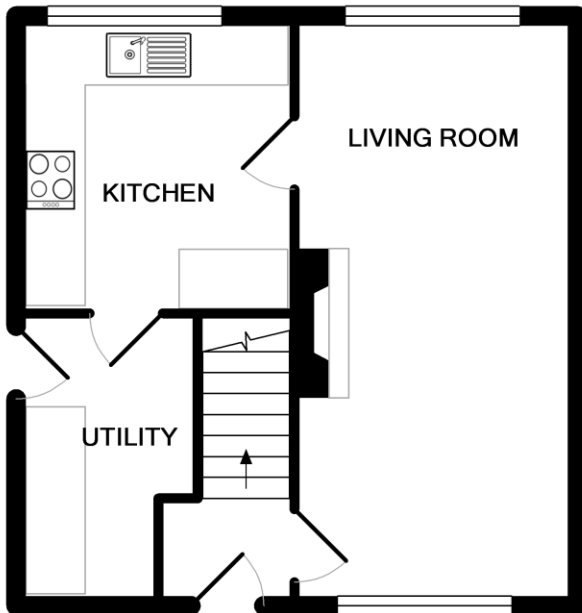
REAR GARDEN: Mainly laid to lawn with fence boundaries, patio, access to side of property.

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

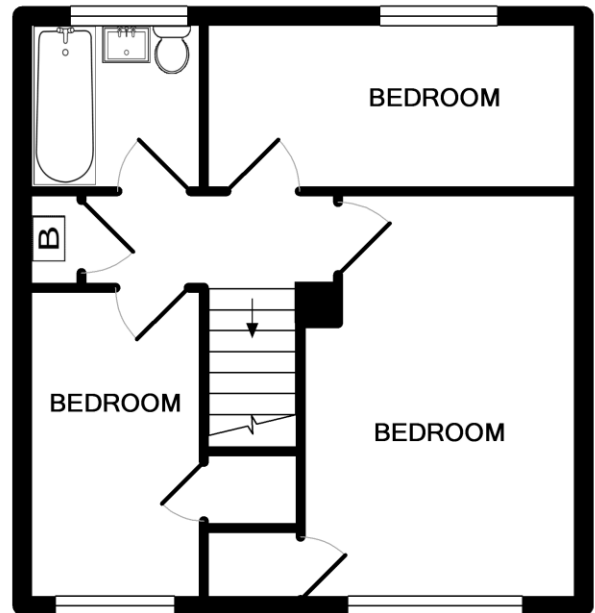
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.2 SQ.M. (734 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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