

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Saltford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401  
e-mail: saltford@daviesandway.com

2 Lawson Close Saltford Bristol BS31 3LB



£450,000

A well presented modern detached house ideal for family occupation set in a popular cul de sac with a south facing rear garden.

\* Entrance hall \* cloak/wc \* lounge \* dining room \* kitchen \* conservatory \* 4 bedrooms \* bathroom \* separate shower room \* garage \* carport & driveway parking \* southerly facing rear garden \* viewing highly recommended \*



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## 2 Lawson Close Saltford Bristol BS31 3LB

Offered for sale for the first time since being built this modern detached property has been subject to considerable updating and improvement by the current owner and will no doubt appeal to a wide audience of prospective purchasers. A notable feature is the south facing rear garden with views from the first floor to open countryside.

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 details the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

uPVC double obscure glazed door to

**ENTRANCE HALL:** Staircase rising to first floor, radiator.

**CLOAKROOM:** uPVC double obscure glazed window to side aspect. Low level wc, wash hand basin with vanity cupboard, heated towel rail.

**LOUNGE:** 6.05m x 3.87m (19' 10" x 12' 8") reducing to 2.83m (9' 3") measured to the front of the understairs storage cupboard. uPVC double glazed window to side aspect. Reconstructed stone fireplace surround with inset coal effect gas fire, paved hearth, tv display shelf, radiator, aluminium double glazed sliding patio door leading to the conservatory and door to

**DINING ROOM:** 3.55m x 2.73m (11' 7" x 8' 11") uPVC double glazed window to front aspect. Radiator, wall mounted central heating thermostat. Obscure glazed door to

**KITCHEN:** 3.3m x 2.7m (10' 9" x 8' 10") uPVC double glazed window to rear aspect. Range of fitted wall and floor units with rolled edged work surfaces and part tiled surrounds. Inset stainless steel one and a half bowl sink unit with mixer tap. Built in Neff dishwasher, four ring gas hob with extractor hood over, built in oven and grill. Space and plumbing for automatic washing machine and fridge/freezer. Wall mounted Glow Worm gas fired boiler uPVC double obscure glazed door to outside.

**CONSERVATORY:** 3.29m x 2.53m (10' 9" x 8' 3") uPVC double glazed and sliding doors to rear garden, tiled flooring, power and light.

### FIRST FLOOR

**LANDING:** Access to roof space with loft ladder, partially boarded and light. Shelved airing cupboard with hot water cylinder.

**BEDROOM ONE:** 3.56m x 2.92m (11' 8" x 9' 6") uPVC double glazed window to front aspect. Measured from the front of a built in over stairs storage cupboard, radiator.

**BEDROOM TWO:** 3.31m x 2.73m (10' 10" x 8' 11") uPVC

double glazed window to rear aspect overlooking the garden. Radiator.

**BEDROOM THREE:** 2.84m x 2.07m (9' 3" x 6' 9") uPVC double glazed window to front aspect. Radiator.

**BEDROOM FOUR:** 3.31m x 2.13m uPVC double glazed window to rear aspect overlooking the garden. Built in wardrobe (excluded from measurements). Radiator.

**BATHROOM:** uPVC double obscure glazed window to rear aspect. White suite comprising panelled bath with mixer tap, wash hand basin with vanity cupboard under, low level wc, heated towel rail. Tiled wall surrounds.

**SHOWER ROOM:** uPVC double obscure glazed window to side aspect. Quadrant shower enclosure with mixer shower unit, pedestal wash hand basin, low level wc, heated towel rail. Tiled wall surrounds.

### OUTSIDE

To the **FRONT** a tarmacadam driveway provides parking and the approach to the **GARAGE** 5.13m x 2.54m (16' 9" x 8' 3") with up and over door and power and light connected. **CARPORT** for one car. A pedestrian pathway and personal gate leads to the

**SOUTHERLY FACING REAR GARDEN** 12m x 9m (40' x 30') A delightful feature to the property laid mainly to lawn with flower and shrub borders. Patio terrace. Wooden summer house. Water tap. To one side of the property is a storage area.

**DIRECTIONS:** From our office in Bath Road continue on the A4 in the direction of Keynsham and take the first turning left into Grange Road. Continue to the top of Grange Road and bear left into Montague Road. Take the first turning left into Kingston Avenue and first left again into Lawson Close, where Number 2 will be found on the left hand side recognised by the for sale board.

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

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
01225 400400 - REF UWR1087

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

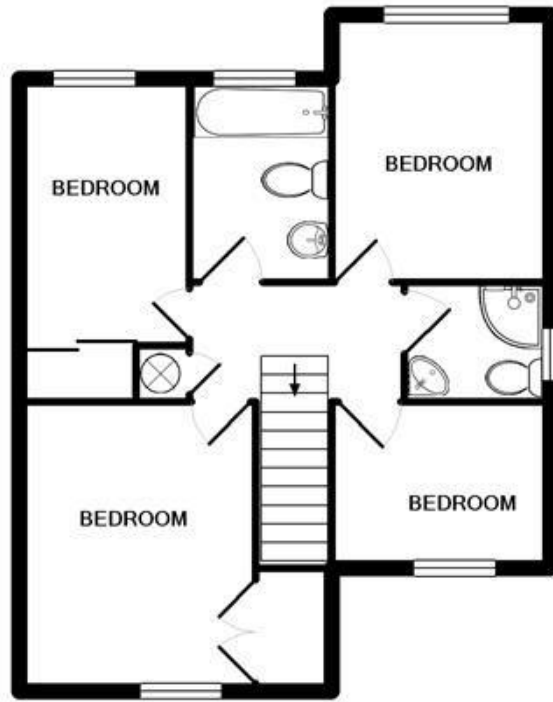








GROUND FLOOR  
APPROX. FLOOR  
AREA 56.2 SQ.M.  
(605 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 47.8 SQ.M.  
(515 SQ.FT.)

TOTAL APPROX. FLOOR AREA 104.0 SQ.M. (1120 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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#### 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.

**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.