

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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6 Camerton Close Saltford Bristol BS31 3BT



Guide Price £320,000

Huge potential! A well proportioned semi detached house in a favourable cul de sac location with a good size garden. In need of modernisation with tremendous scope to enhance and extend (subject to necessary consents).

- * Available with no upward sales chain
- * uPVC double glazed windows & doors
- * electric heating
- * generous room sizes
- * entrance porch
- * hallway
- * downstairs wc
- * lounge/dining room
- * kitchen
- * conservatory
- * study/extra reception room
- * 3 bedrooms
- * bathroom
- * driveway & garage
- * good size established gardens



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This well situated privately built three bedroom semi detached house originally dates from the 1960's and has the benefit of a single story side extension. It is available for sale having been for a long period in the same ownership and is now in need of updating and refurbishment and in particular has tremendous scope for further expansion and redevelopment due to the size and configuration of the garden. An opportunity for a purchaser to put their own stamp on the property and develop it to suit their own requirements.

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

uPVC DOUBLE GLAZED ENTRANCE PORCH: Tiled floor, glazed inner door and screen to

HALLWAY: Staircase rising to first floor, night storage heater.

CLOAK/WC: uPVC double obscure glazed window. WC and wash hand basin

LOUNGE/DINING ROOM: 7.10m x 3.90m (23' 3" x 12' 9") uPVC double glazed windows to front and rear. Tiled fireplace with electric fire. Night storage heater.

KITCHEN: 3.02m x 2.43m (9' 10" x 8') uPVC double glazed window to rear aspect. Fitted wall and floor units, stainless steel single drainer sink unit, work surfaces. Main Mersey gas fired hot water heater.

CONSERVATORY: 2.98m x 2.60m (9' 9" x 8' 6") uPVC double glazed with french doors leading to the outside.

STUDY/EXTRA RECEPTION ROOM: 3.0m x 2.57m (9' 10" x 8' 5") uPVC double glazed window to front aspect. Night storage heater.

FIRST FLOOR

LANDING: uPVC double glazed window to side aspect, access to roof space.

BEDROOM ONE: 3.90m x 3.65m (12' 9" x 12') uPVC double glazed window to front aspect. Electric panel heater.

BEDROOM TWO: 3.90m x 3.02m (12' 9" x 9' 10") uPVC double glazed window to rear aspect. Electric panel heater.

BEDROOM THREE: 2.43m x 2.66m (8' x 8' 8") uPVC double glazed window to front aspect. Electric panel heater. Built in bulkhead cupboard (included in measurements)

BATHROOM: 2.41m x 2.0m (7' 10" x 6' 6") uPVC double obscure glazed window to rear aspect. Suite of panelled bath with electric independent over bath shower, pedestal wash hand basin and low level wc. Tiled surrounds. Dimplex wall mounted heater and towel rail.

OUTSIDE

To the **FRONT** of the property the garden is enclosed and laid to cultivated beds with shrubs and bushes. Tarmac driveway providing off street parking and the approach to the **GARAGE** 5.20m x 2.50m (17' x 8' 2") with up and over entrance door. A gated side access leads to the good size level enclosed **REAR GARDEN** which is laid to lawn with soft fruit trees and two timber garden sheds. The width of the plot is offers extension/development potential subject to planning.

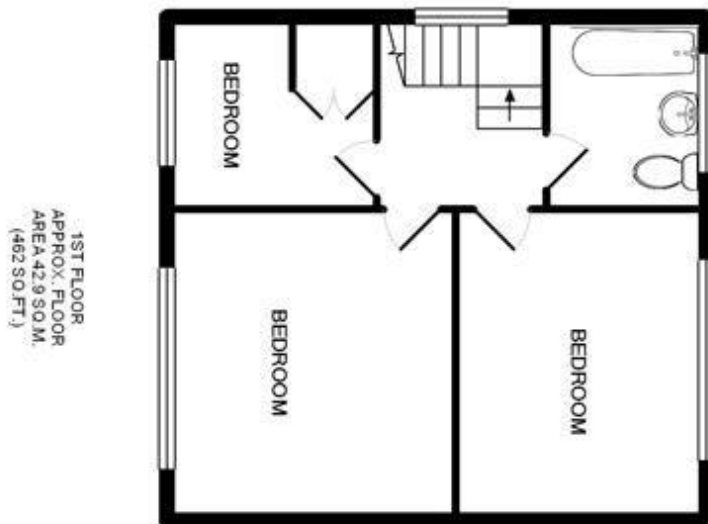
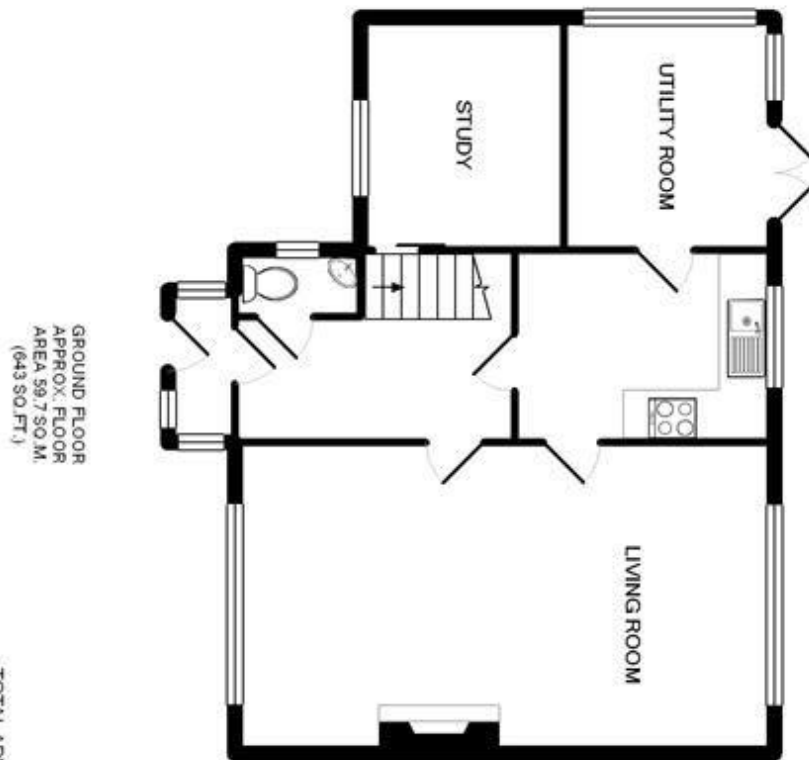
DIRECTIONS: From our office in Bath Road Saltford proceed into Beech Road and at the end turn left onto Norman Road. Take the next turning right onto Stratton Road and immediately right into Camerton Close and the property will be found at the end of the cul de sac recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





TOTAL APPROX. FLOOR AREA 102.6 SQ.M. (1105 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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