





Council Tax Band: B | Property Tenure:

2 DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND PETS WILL BE CONSIDERED! Newly refurbished this great property is located in a cul de sac within close proximity to the very popular Keynsham High Street with all its shops, cafés, bars and amenities. There's also Keynsham Park to be enjoyed on a sunny day and Keynsham Train Station which offers great links to Bristol, Bath and London. Open countryside is only a stone's throw away and the A4174 ring road offers great access to both Bristol/Bath and the M4/5 motorway network. Internally the bright and airy accommodation offers; hallway, shower room, lounge with door to the garden, newly fitted kitchen and 2 double bedrooms. With its own private front door, large private garden to the rear and on street residents permit parking to the front, this property is sure to prove popular. Offered unfurnished and available now! Not suitable for smokers or students. ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Entrance Hall
12'1" x 2'10" (3.688 x 0.877)
Step up to private entrance located to the side of building leading into the entrance hall. Electric meter, fuse board, under-stairs storage cupboard.

Lounge/Diner
14'8" into recess n/t 12'10" x 11'0" (4.473 into recess n/t 3.930 x 3.368)
Feature fireplace, door to rear garden.

Kitchen
8'8" n/t 7'5" x 8'2" (2.649 n/t 2.273 x 2.514)
Free standing gas cooker, stainless steel sink, combi gas boiler.

Shower Room
8'1" into window x 4'6" (2.479 into window x 1.388)
White suite comprising; shower

cubicle with electric shower, toilet and pedestal sink.

Bedroom 1
8'9" x 10'3" (2.671 x 3.129)

Bedroom 2
9'8" x 13'5" (2.959 x 4.101)

Rear Garden
Private rear garden mainly laid to lawn.

Parking
On street residents parking scheme. Permits can be obtained from the council, fees may apply. Please be aware that the paved area to the front of the property belongs to the upstairs apartment and does NOT come with this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales		
EU Directive 2002/91/EC		

