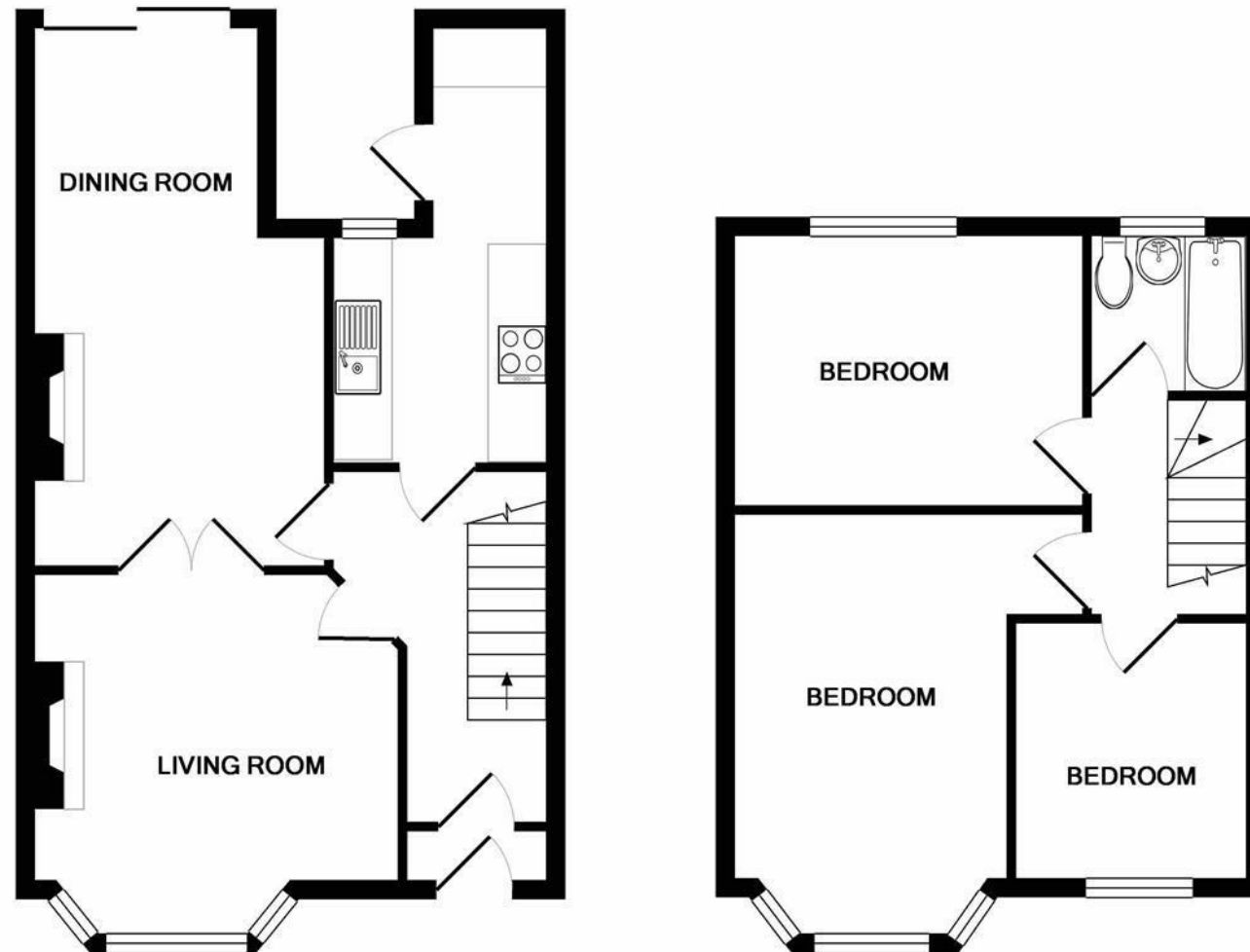


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 46.7 SQ.M.
(503 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 38.4 SQ.M.
(413 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.1 SQ.M. (916 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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14 Runnymede Avenue, Brislington, Bristol, BS4 5BA



£290,000

A good example of a double bay fronted three bedroom 1950s home located within a residential cul-de-sac in the centre of Brislington only a few hundred yards from the A4.

- Porch
- Hallway
- Two Reception Rooms
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Front and Rear Gardens
- Off Street Parking

14 Runnymede Avenue, Brislington, Bristol, BS4 5BA

An extended three bedroom terraced home in the heart of Brislington which offers versatile accommodation and spacious bedrooms.

Internally, the property boasts large entrance hallway, living room with bay window, dining room which also benefits further living accommodation due to the rear extension and finally kitchen. To the first floor three well balanced bedrooms and three piece suite bathroom are found.

Externally, to the front of the property benefits off street parking whilst the rear offers a large established garden with further raised decking.

GROUND FLOOR

ENTRANCE PORCH 1.44m x 0.72m (4'8" x 2'4")
to maximum points. Door providing access to entrance hallway.

ENTRANCE HALLWAY 3.83m x 1.81m (12'6" x 5'11")
to maximum points. Stairs rising to first floor landing, doors leading to rooms. Built in storage cupboards, radiator, dresser hiding meters.

RECEPTION ONE 3.92m x 3.62m (12'10" x 11'10")
to maximum points. (Please note these measurements include into bay). UPVC triple glazed bay window to front aspect, open gas fire, opening providing access to reception two. High level skirting, radiator, power points.

RECEPTION TWO 6.03m x 3.14m (19'9" x 10'3")
to maximum points. UPVC double glazed sliding door to rear aspect, gas fire with open chimney, ample space for family size dining table, high level skirting, radiator, power points. Door providing access to entrance hallway.

KITCHEN 4.70m x 3.14m narrowing to 2.48m (15'5" x 10'3" narrowing to 8'1")
to maximum points. UPVC double glazed window to rear aspect. UPVC double glazed door providing access to rear garden to side access. Kitchen comprising matching wall and base units with rolled top work surfaces, bowl and a quarter inset sink with mixer tap over, integrated electric oven with electric hob over, space for upright fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted gas boiler (just a year old with a 20 year warranty), tiled splashbacks to all wet areas. Radiator, power points.

FIRST FLOOR

LANDING 2.19m x 1.84m (7'2" x 6'0")
to maximum points. Access to loft via hatch, doors leading to rooms. Power point.

BEDROOM ONE 4.76m x 3.98m (15'7" x 13'0")
to maximum points. (Please note these measurements are included into bay), high level skirting, radiator, power points.

BEDROOM TWO 3.89 x 3.11m (12'9" x 10'2")
to maximum points. UPVC double glazed window to rear aspect. High level skirting, radiator, power points.

BEDROOM THREE 2.9m x 2.56m (9'6" x 8'4")
to maximum points. UPVC double glazed window to front aspect, high level skirting, radiator, power points.

BATHROOM 1.94m x 1.88m (6'4" x 6'2")
to maximum points. Obscured UPVC double glazed window to rear aspect. Bathroom comprising matching three piece suite, low level WC, pedestal wash hand basin, panelled bath with shower off mains supply over. Tiled splashbacks to all wet areas. Radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to stone chippings, walled boundaries with pathway providing access to front door.

REAR OF PROPERTY

Well stocked garden with gateway providing rear access lane. Decking overlooking river.

