



28a Bristol Road, Bristol, BS31 2BQ

Offers In The Region Of £450,000

Impressively spacious four/five double bedroomed property in the heart of Keynsham, perfect for families or HMO investment. Minutes walk from main transport links, shops and schools. This exquisite townhouse is an ideal family home, but also a great opportunity for a HMO Investment! The property offers a perfect blend of modern living and convenience. With its prime location, residents will enjoy easy access to Keynsham High Street, where a variety of shops, cafes, and amenities await. The nearby train station further enhances the appeal, providing excellent transport links to Bristol and beyond.

This beautifully presented home boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. The property features four DOUBLE bedrooms, providing ample space for a growing family or accommodating guests. With three bathrooms, morning routines will be a breeze, ensuring comfort and privacy for all. One of the standout features of this townhouse is the stunning views that can be enjoyed from various vantage points within the home. Whether you are sipping your morning coffee or unwinding in the evening, the picturesque scenery adds a delightful touch to everyday life. Additionally, the property benefits from off-street parking, a valuable asset in this bustling area, allowing for convenience and peace of mind.

In summary, this townhouse on Bristol Road is an exceptional opportunity for those seeking a stylish and spacious home in a vibrant community. With its modern amenities, prime location, and breathtaking views, it is sure to impress. Do not miss the chance to make this remarkable property your new home.

Entrance via composite front door leading into

Hallway

Stairs rising to first floor, tiled flooring, door to Kitchen

Kitchen / Dining Room

27'8" x 12'10" (8.45 x 3.92)



UPVC double glazed window to front aspect, fitted kitchen with a range of wall and floor units and granite work surface over, sink drainer unit with mixer taps, integrated oven and gas hob with fitted extractor fan, integrated fridge freezer, dishwasher and washing machine. Worcester combination boiler housed inside a wall unit, tiled flooring with under floor heating beneath, under stair storage cupboard, door to downstairs WC. Dining area - UPVC double glazed patio doors opening to rear garden, wooden effect flooring with under heating, spot lights

Cloakroom / WC

Close coupled WC, wash hand basin with mixer taps, extractor fan

First Floor Landing

Stairs rising to second floor, under stair storage cupboard, spot lights

Family bathroom

8'8" x 6'2" (2.66 x 1.89)



Fitted bath with shower attachment, wash hand basin with mixer tap, close coupled WC, heated towel rail, extractor fan, spot lights

Sitting Room

19'5" x 10'2" (5.93 x 3.10)



Two UPVC double glazed windows to rear aspect enjoying countryside views, single paneled radiator, wooden effect flooring

Bedroom Two

19'5" x 11'4" (5.92 x 3.47)



Three separate UPVC double glazed window to front aspect, single paneled radiator, wooden effect flooring fitted storage cupboard

Shower Room

6'10" x 5'5" (2.09 x 1.66)



Shower cubicle with shower attachment, close coupled WC, wash hand basin with mixer taps, heated towel rail, tiled effect flooring, extractor fan, spot lights

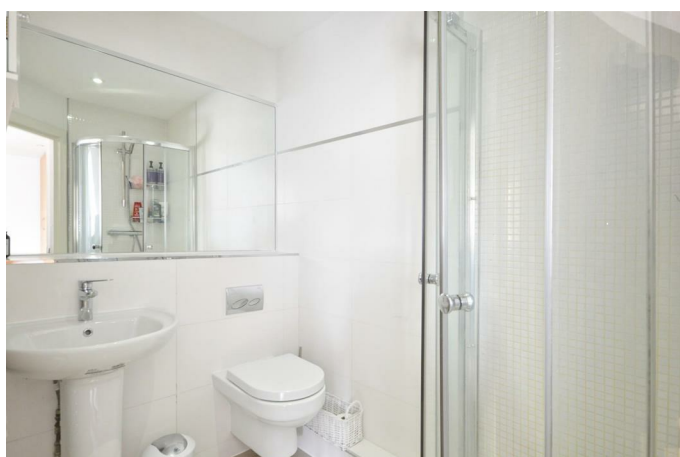
Master Bedroom

19'4" x 14'8" (5.91 x 4.48)



Two UPVC double glazed windows to front aspect, additional Velux window to front aspect, single paneled radiator, door to En Suite shower room

En Suite Shower Room



Shower cubicle with shower attachment, wash hand basin with mixer taps, close coupled WC, extractor fan, heated towel rail, spot lights

Bedroom Three

10'4" x 10'2" (3.15 x 3.12)



UPVC double glazed window to rear aspect enjoying countryside views, single paneled radiator

Bedroom Four

10'2" x 8'9" (3.11 x 2.68)



UPVC double glazed window to rear aspect enjoying countryside views, single radiator

OUTSIDE



To the FRONT of the property there is a driveway providing off street parking for several vehicles. The REAR garden is well presented, mainly laid to lawn with a patio area ideal for garden furniture. There are raised flower beds for the green fingered, and stunning countryside views.

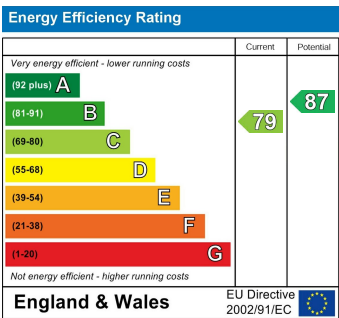
Floor Plan



Area Map



Energy Efficiency Graph



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