



82A St. Clements Road, Keynsham, BS31 1BA

Offers Over £215,000

Positioned on St. Clements Road in the charming town of Keynsham, this delightful one-bedroom ground floor flat boasts 2 reception rooms, this property is perfect for those seeking a cosy space to call home.

With an immaculately presented interior, this purpose-built flat is ideal for downsizers, first-time buyers, and savvy investors alike. The convenience of being just a stone's throw away from Keynsham Town centre and a short walk to the medical centre adds to the appeal of this lovely abode. Step inside to discover a conservatory that bathes the space in natural light, creating a warm and inviting atmosphere. The uPVC double glazing and gas fired central heating ensure comfort year-round, while the enclosed rear garden provides a private outdoor retreat.

Situated between the vibrant cities of Bristol and Bath, Keynsham offers the best of both worlds with excellent road and rail connections. The bustling High Street is a hub of activity, offering an array of shops, pubs, and restaurants to explore. Additionally, the town boasts an award-winning Memorial Park and top-notch primary and secondary schools for families.

Don't miss the chance to make this charming flat your own - book an internal inspection today to experience the allure of Keynsham living at its finest.

Entrance via composite double glazed obscured door into

Hallway

Storage cupboard housing combination boiler, doors to

Sitting Room

13'5" x 9'10" (4.11 x 3.01)



uPVC double glazed window to front aspect, single radiator.

Bathroom

6'5" x 5'10" (1.96 x 1.79)



uPVC obscured double glazed window to front aspect, white suite comprising paneled bath with shower attachment over, wash hand basin with mixer taps, close coupled w/c, radiator with towel rail.

Bedroom

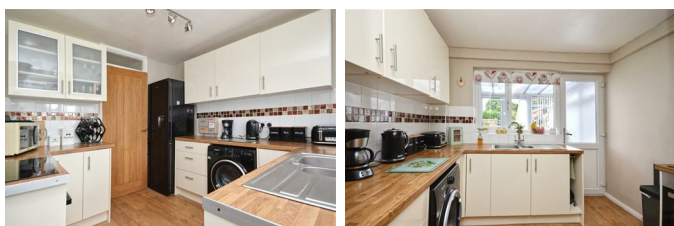
12'6" x 9'9" (3.83 x 2.99)



uPVC double glazed window to rear aspect, single radiator.

Kitchen

9'8" x 9'3" (2.97 x 2.84)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, integrated oven and induction hob, space for freestanding fridge freezer, uPVC obscured double glazed door to

Conservatory

11'9" x 7'2" (3.60 x 2.19)



uPVC double glazed windows to side and rear aspects, uPVC double glazed patio doors opening to rear garden, polycarbonate roof, tiled flooring, single radiator.

Outside



The rear garden is laid mainly to artificial lawn for ease of maintenance with an area of shrubs and plants. The garden is enclosed by wooden fencing with a pedestrian gate providing access to the rear. A brick built storage shed is also included in the sale. The front of the property is laid mainly laid to for ease of maintenance with a pathway leading to the front door with a further area laid to artificial lawn.

Directions

Sat Nav BS31 1BA

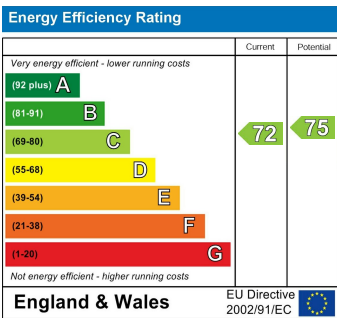
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.