



### 13 Julius Place, Bristol, BS31 2GW

#### Offers Over £460,000

Nestled in the sought-after Somerdale development in Keynsham, this exquisite three-bedroom semi-detached house is a splendid opportunity for families seeking a modern and comfortable home. Upon entering, you will find a welcoming reception room that flows seamlessly into the well-appointed kitchen and dining area. The property boasts three generously sized bedrooms, including a master suite with an en suite, ensuring privacy and convenience for the occupants. The family bathroom is also well-designed, catering to the needs of a busy household.

The home benefits from uPVC double glazing and gas-fired central heating, providing warmth and energy efficiency. Outside, the low-maintenance rear garden offers a perfect space for relaxation or entertaining, while the garage and off-street parking add to the practicality of this delightful residence.

Conveniently located just a few hundred meters from Keynsham mainline railway station, commuting to Bristol and Bath is a breeze. The newly opened 'Chocolate Quarter' nearby enhances the appeal of the area, featuring an array of amenities such as restaurants, hairdressers, a GP surgery, and educational facilities for both primary and preschool-aged children. Keynsham High Street is also within easy reach, offering a

Entrance via composite double glazed door into

### Hallway



Stairs rising to first floor landing, storage cupboard, doors to

### Downstairs W/C



Close coupled w/c, wall mounted wash hand basin with mixer tap, single radiator. extractor.

### Sitting Room

16'7" x 9'10" (5.07 x 3.00)



2 uPVC double glazed windows to front aspect, further uPVC double glazed window to side aspect, double radiator, single radiator.

### Kitchen/Dining Room

16'7" x 9'10" (5.07 x 3.01)



uPVC double glazed window to rear aspect, uPVC double glazed patio doors opening to rear garden, further uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated gas hob with extractor over, integrated double oven, fridge freezer, slimline dishwasher, microwave and washing machine. Dining area has space for a dining room table, double radiator.

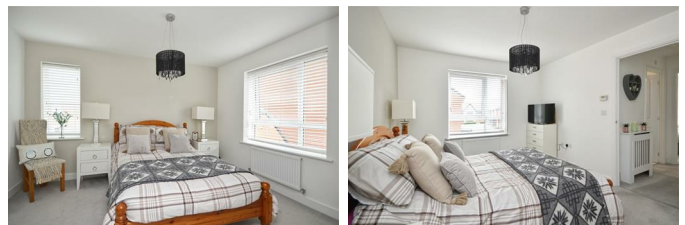
### First Floor Landing



Access to loft space, doors to

### Master Bedroom

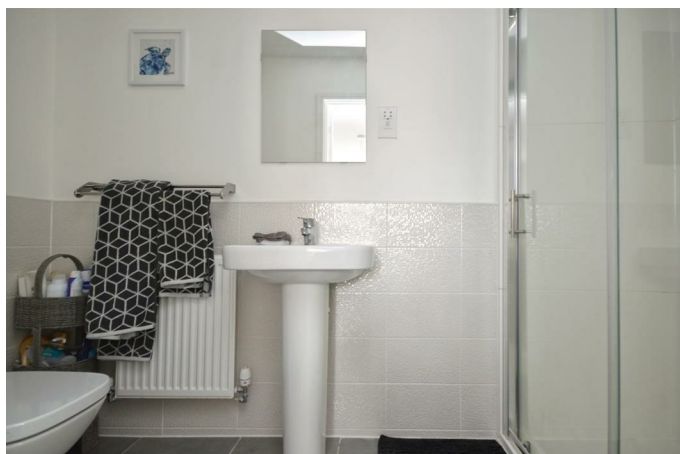
12'5" x 10'2" (3.81 x 3.10)



uPVC double glazed windows to side and rear aspect, single radiator, door to



### En Suite Shower Room



Suite comprising shower cubicle with shower attachment over, single radiator, close coupled w/c, pedestal wash hand basin with mixer taps over, extractor.

### Bedroom Two

9'11" x 9'4" (3.03 x 2.85)



uPVC double glazed windows to front and side aspects, single radiator.

### Bedroom Three

9'11" x 7'0" (3.03 x 2.15)



uPVC double glazed window to front aspect, single radiator.

### Family Bathroom

6'9" x 5'6" (2.06 x 1.69)



Obscured uPVC double glazed window to side aspect, paneled bath with shower attachment over, pedestal wash hand basin with mixer taps over, close coupled w/c, single radiator, extractor.

### Outside



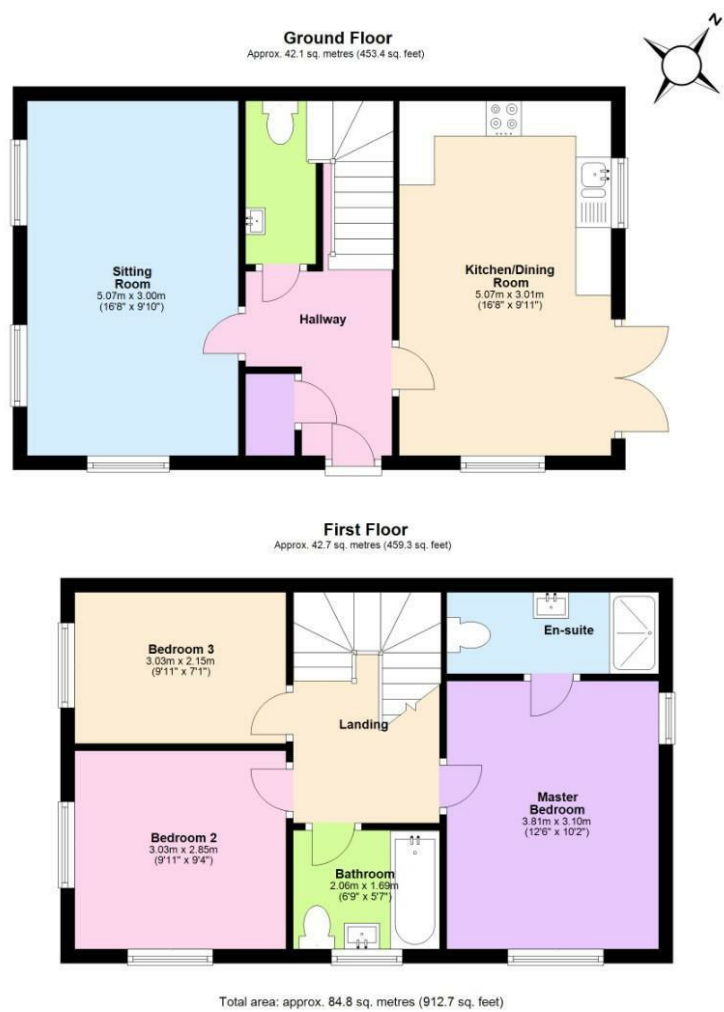
The front of the property has a small gravel area wrapping around to the side of the property with a pathway leading to the front door which is situated on the side of the property. A driveway provides off street parking for 2 vehicles and access into the garage via metal up and over door. The rear garden has a patio

area immediately adjacent to the property ideal for garden furniture, the remainder is laid to artificial lawn for ease of maintenance. There is a further decking area at the bottom of the garden ideal for additional garden furniture. A garden shed is included in the sale. A wooden pedestrian gate gives access into the rear garden. The rear garden is fully enclosed by wooden fencing.

### **Directions**

Sat Nav BS31 2GW

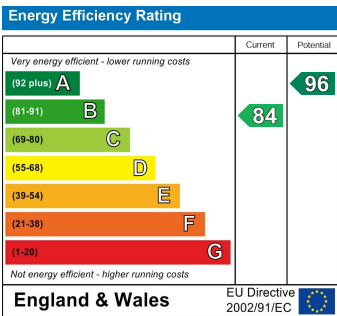
Floor Plan



Area Map



Energy Efficiency Graph



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