



28 Fairacres Close, Bristol, BS31 1TT

Offers In The Region Of £145,000

Positioned in Fairacres Close, this charming two-bedroom ground floor flat offers a delightful living experience in Keynsham, Bristol. Designed for those aged 55 and over, this property is part of a well-maintained development comprising 42 apartments and a three-bedroom house, ensuring a friendly and secure community atmosphere.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming environment. The flat features two comfortable bedrooms, perfect for relaxation or accommodating guests. The shower room is conveniently located, catering to the needs of modern living. The property benefits from uPVC double glazing, ensuring energy efficiency and a peaceful ambiance, while electric night storage heaters provide warmth during the cooler months.

Residents can enjoy the beautifully kept communal gardens, ideal for leisurely strolls or socialising with neighbours. The flat is conveniently located close to Keynsham High Street, which boasts a variety of shops, public houses, and restaurants, making it easy to access everyday amenities. Keynsham is perfectly positioned between the vibrant cities of Bristol and Bath, with excellent road and rail networks that enhance

Entrance via front door into

Hallway

Wall mounted night storage heater, 2 cupboards - one housing boiler with wooden shelving for linen, one with shelving, doors to

Sitting Room



Two uPVC double glazed windows to front aspect, coving, intercom system, wall mounted night storage heater, opening to

Kitchen/Breakfast Room



uPVC double glazed window to front aspect, a range of modern wall and floor units with worksurface over, single stainless steel sink drainer unit with mixer taps over, tiled splash backs, 4 ring electric hob with oven and grill beneath and extractor hood over, space for washing machine, part tiled walls, breakfast bar area, wall mounted electric heater, space for freestanding fridge freezer.

Bedroom One



uPVC double glazed window to rear aspect, wall mounted night storage heater, built in wardrobes with hanging rail and shelving.

Bedroom Two



uPVC double glazed window to rear aspect, wall mounted electric heater.

Shower Room



Suite comprising low level w/c, pedestal wash hand basin with mixer taps, fully tiled shower cubicle with part curtain rail and part low level screen with seat and electric shower over, part tiled walls, extractor, wall mounted electric heater, small night storage heater, wall light and shaver point.

Outside

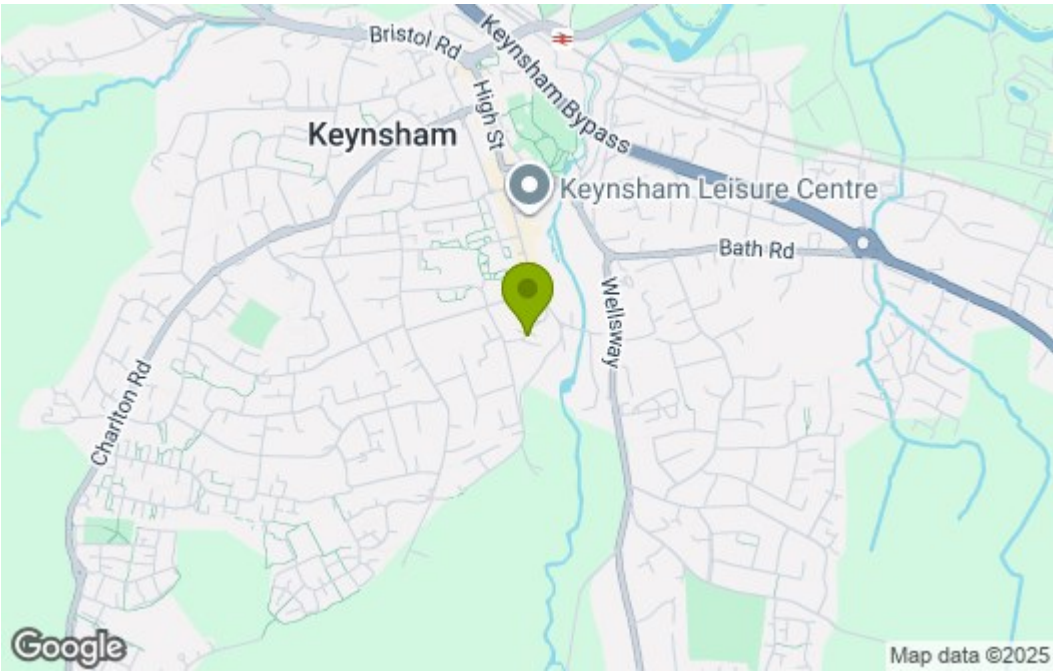
The outside of the property is mainly communal grounds which are covered in the maintenance fee. There is a small private terrace/garden accessed via the dining room patio doors which is enclosed by metal railings and is an ideal space for garden furniture and pots.

Directions

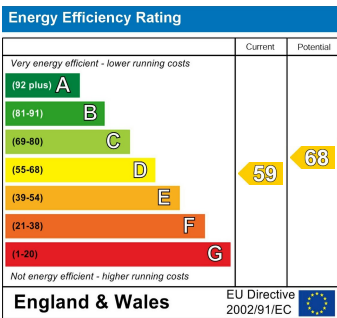
Sat Nav BS31 1TT

Floor Plan

Area Map



Energy Efficiency Graph



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