



54 St. Georges Road, Bristol, BS31 2HW

Offers Over £325,000

NO ONWARD CHAIN Nestled on St. Georges Road in the charming town of Keynsham, Bristol, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property is ideally located within easy walking distance to Keynsham High Street, where you will find a variety of shops and amenities, as well as the train station, making it an excellent choice for commuters.

Upon entering, you will appreciate the thoughtful layout, which includes a downstairs study, perfect for those who work from home or require additional space. The property also features a convenient downstairs w/c, enhancing its practicality for family living. The gas-fired central heating and double glazing ensure a warm and inviting atmosphere throughout the year.

The well-presented enclosed rear garden provides a lovely outdoor space for relaxation and entertaining, while the driveway offers off-street parking for several vehicles, a rare find in this area. With no onward sales chain, this property is ready for you to move in and make it your own.

This home is an excellent opportunity for families or professionals seeking a comfortable residence in a vibrant community. Don't miss the chance to view this charming property and experience all that it has to offer.

Entrance via front door into

Hallway



Stairs rising to first floor landing with storage beneath, single radiator, doors to

Sitting Room

13'3" x 11'1" (4.04 x 3.38)



uPVC double glazed window to front aspect, double radiator.

Open Plan Kitchen/Dining Room

19'7" x 11'1" (5.98 x 3.38)



2 separate uPVC double glazed windows to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated oven and gas hob with extractor over, space for freestanding fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted Worcester combination boiler (approx 3 years old) wood effect flooring, breakfast bar area, single radiator, door to

Inner Hallway



uPVC double glazed patio doors to rear garden, uPVC double glazed window to side aspect, single radiator, wood effect flooring, doors to

W/C

Suite comprising close coupled w/c, single radiator, wash hand basin with mixer taps and storage beneath.

Study

13'11" x 5'10" (4.25 x 1.78)



uPVC double glazed obscured window to side aspect, uPVC double glazed window to rear aspect, single radiator, wood effect flooring.

First Floor Landing

8'11" x 6'7" (2.72 x 2.03)



Access to loft space, doors to

Master Bedroom

15'7" x 9'4" (4.76 x 2.86)



2 separate uPVC double glazed windows to rear aspect, single radiator, fitted wardrobes.

Bedroom Two

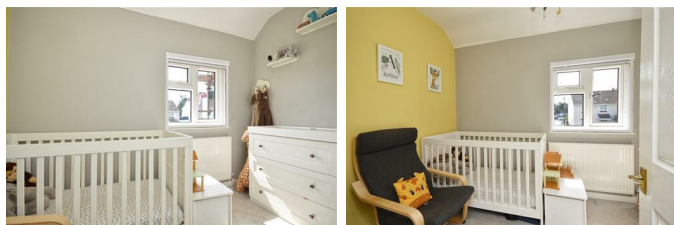
14'6" x 10'4" (4.44 x 3.16)



2 separate uPVC double glazed windows to front aspect, single radiator with fitted storage.

Bedroom Three

9'10" x 7'3" (3.02 x 2.23)



uPVC double glazed window to front aspect, single radiator.

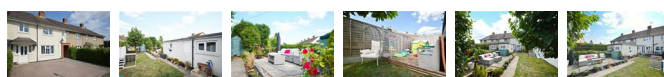
Family Bathroom

6'7" x 5'8" (2.03 x 1.73)



Obscured uPVC double glazed window to rear aspect, paneled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, heated towel rail, spot lights.

Outside



The front of the property has a block paved driveway providing off street parking for several vehicles. The rear garden is well presented with a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn with a further area of patio ideal for further garden furniture, a garden shed is also included in the sale. The rear garden is enclosed by stone walling and wood panel fencing.

Directions

Sat Nav BS31 2HW

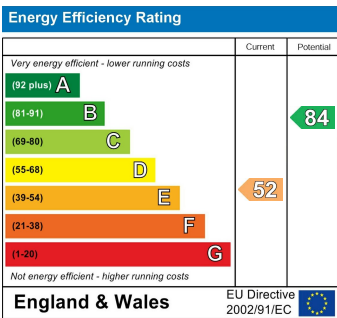
Floor Plan



Area Map



Energy Efficiency Graph



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