



17 Alexander Road, Bristol, BS31 2TB

£370,000

Nestled on Alexander Road in the charming town of Keynsham, Bristol, this delightful two-bedroom detached house, constructed in 2019, offers a perfect blend of modern living and comfort. The property is well-presented and features gas-fired central heating and uPVC double glazing, ensuring a warm and inviting atmosphere throughout.

As you enter, you will be greeted by an open plan sitting room and kitchen, creating a spacious and sociable environment ideal for both relaxation and entertaining. The master bedroom boasts the added luxury of an en suite, providing a private sanctuary for your convenience. The second bedroom is also generously sized, making it perfect for guests, a home office, or a growing family.

Step outside to discover a south-westerly facing enclosed rear garden, a wonderful space for outdoor enjoyment, whether it be for gardening, barbecues, or simply soaking up the sun. The property also includes a single garage and a driveway, offering ample parking and storage solutions.

Situated close to local amenities, this home is perfectly positioned for easy access to shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. With no onward sales chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this charming home in a sought-after location.

Entrance via composite front door into

Hallway

Stairs rising to first floor landing, single radiator, door to

Sitting Room

14'6" x 10'6" (4.44 x 3.21)



uPVC double glazed window to front aspect, 2x radiators, under stairs storage cupboard, opening to

Kitchen/Dining Room

9'10" x 10'6" (3.02 x 3.22)



uPVC double glazed patio doors opening to rear garden, a range of wall and floor units with work surface over, integrated appliances including oven and induction hob with fitted extractor over, full sized dishwasher and fridge freezer, spot lights, double radiator, opening to

Utility Area

Space and plumbing for washing machine, wall unit housing combination boiler, spot lights, door to

Cloakroom



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

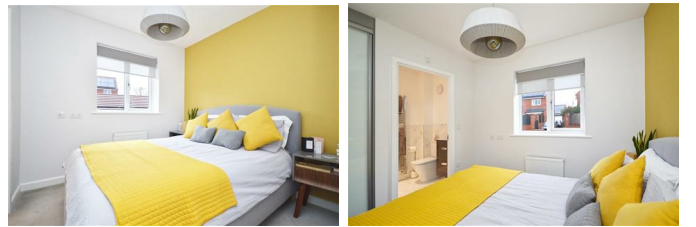
First Floor Landing



Access to loft space, doors to

Master Bedroom

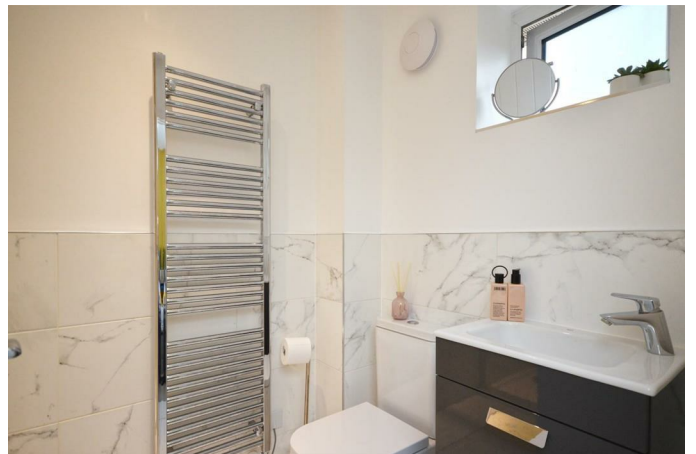
10'5" x 8'10" (3.18 x 2.70)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes, door to

En Suite Shower Room

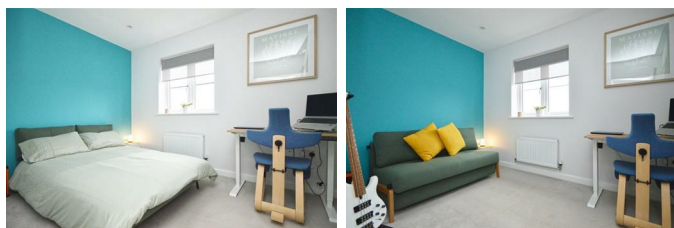
10'5" x 4'9" (3.18 x 1.45)



Obscured uPVC double glazed window to rear aspect, suite comprising close coupled w/c, wash hand basin with mixer tap over and storage beneath, shower cubicle with rainfall shower attachment over, spot lights, dual fuel towel rail, extractor.

Bedroom Two

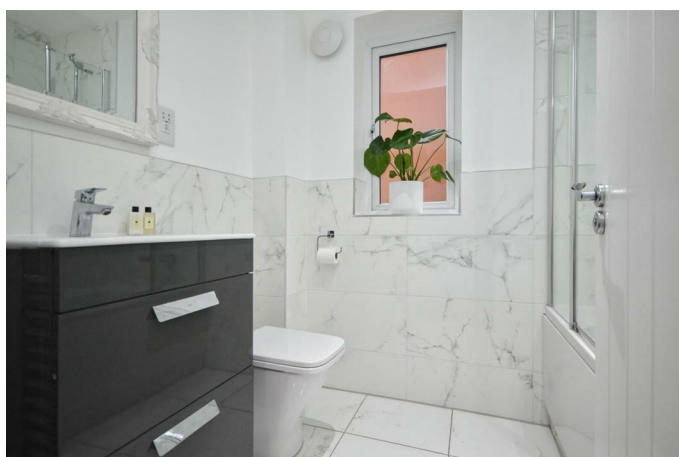
8'3" x 14'0" (2.52 x 4.28)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes, additional storage cupboard.

Family Bathroom

7'0" x 5'7" (2.15 x 1.72)



Obscured uPVC double glazed window to side aspect, suite comprising panelled bath with shower attachment over, close coupled w/c, wash hand basin with mixer tap over and storage cupboard beneath, dual fuel towel rail, spot lights, extractor.

Outside



The front of the property is laid mainly to lawn with a pathway leading to the front door. A driveway provides off street parking and access to the single garage. The south westerly facing rear garden has a patio area ideal for al fresco dining, the remainder is laid mainly to lawn and is fully enclosed by wood fencing and brick walling.

Single Garage

18'9" x 10'3" (5.74 x 3.14)

Up and over electric garage door

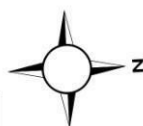
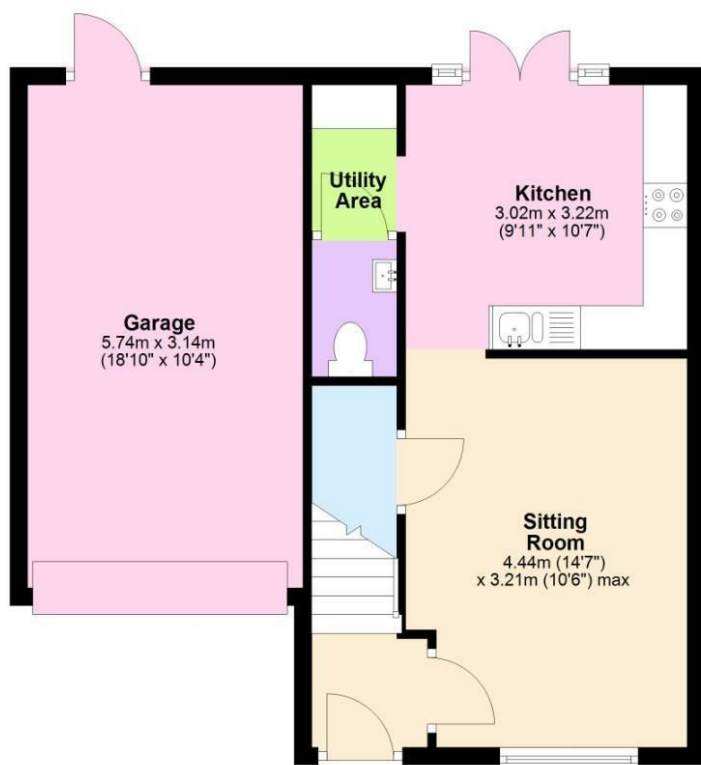
Directions

Sat Nav BS31 2TB

Floor Plan

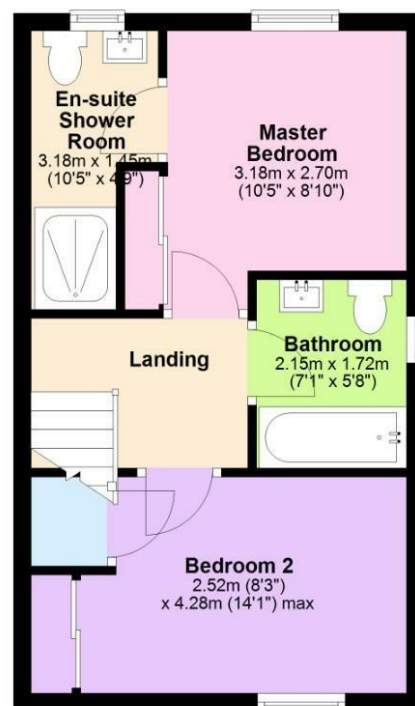
Ground Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



First Floor

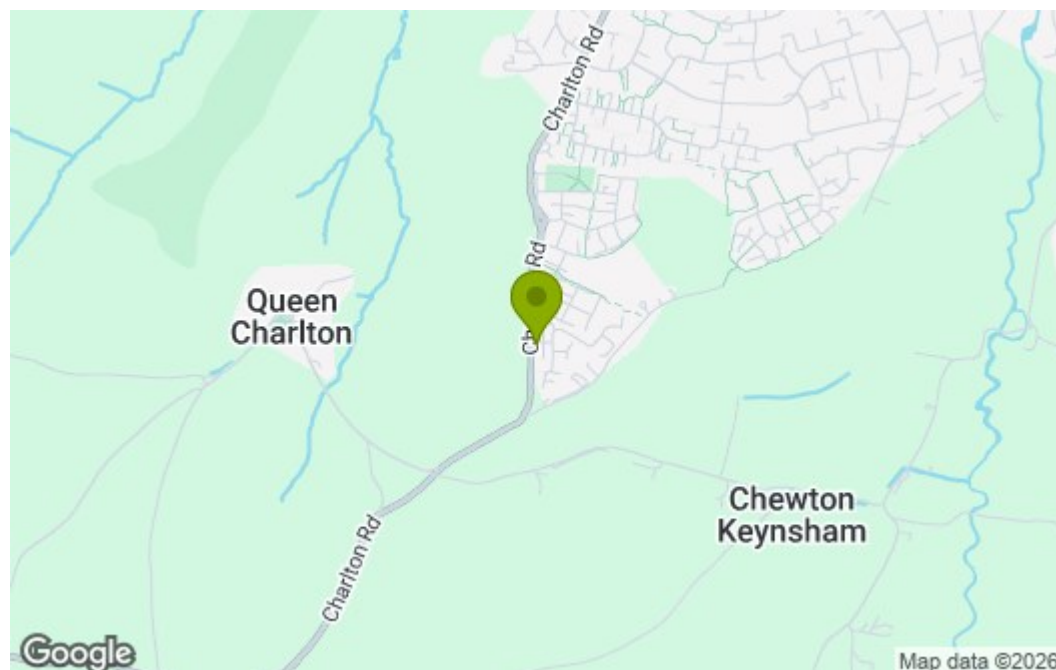
Approx. 32.2 sq. metres (346.7 sq. feet)




Total area: approx. 83.4 sq. metres (897.5 sq. feet)

17 Alexander Road, Keynsham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		82	96
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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