



## 125 Augustus Avenue, Bristol, BS31 2FH

### Offers In The Region Of £450,000

Nestled on Augustus Avenue in the charming town of Keynsham, Bristol, this immaculate three-bedroom semi-detached house is a true gem. Built in 2017, the property is presented to the highest standard throughout. The home features a spacious reception room, perfect for entertaining or relaxing, a well-appointed bathroom, plus an en suite to the master bedroom, ensuring comfort and convenience for all residents.

One of the standout features of this property is the recently landscaped low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. Additional benefits include uPVC double glazing and gas-fired central heating, providing warmth and energy efficiency. A garage located to the side of the property and a driveway offer ample parking space.

Conveniently situated just a few hundred metres from Keynsham mainline railway station, commuting to both Bristol and Bath is effortless, making this home perfect for professionals and families alike. The nearby 'Chocolate Quarter' boasts a delightful selection of amenities, including restaurants, hairdressers, a GP surgery, and both primary and pre-school facilities, alongside spa and leisure options.

Entrance via front door into

### Hallway



uPVC double glazed window to side aspect, single radiator, wood effect flooring, stairs rising to first floor landing, doors to

### Downstairs W/C



Obscured uPVC double glazed window to side aspect, wood effect flooring, single radiator, suite comprising low level Roca W/C. pedestal wash hand basin with chrome mixer taps over, inset spots, extractor, understairs storage.

### Sitting Room

13'11" x 12'0" (4.25 x 3.66)



uPVC double glazed windows to both front and side aspects, wood effect flooring, double radiator, door to

### Kitchen/Dining Room

13'1" x 15'6" (3.99 x 4.74)



uPVC double glazed window to rear aspect, uPVC double glazed French doors with side panels to patio and rear garden, double radiator, wood effect flooring, a range of wall and floor units with marble worksurfaces over, 1 1/2 bowl sink with mixer tap over, marble upstands and splash backs, electric hob, Bosch oven and grill with extractor and light over, further integrated appliances including full sized dishwasher, washing machine, fridge and freezer, under unit lighting, inset spots, extractor, cupboard housing wall mounted Ideal Logic gas boiler.

### First Floor Landing



Access to loft space, single radiator, doors to

### Master Bedroom

11'1" x 11'3" (3.38 x 3.45)



uPVC double glazed window to front aspect, single radiator, built in mirror fronted wardrobes with hanging rail and shelving, door to

### En Suite Shower Room

5'8" x 5'5" (1.75 x 1.66)



Obscured uPVC double glazed window to front aspect, suite comprising low level Roca W/C, wash hand basin with chrome mixer tap over and storage cupboard beneath, fully tiled corner shower cubicle with hinged glazed door and electric Bristan shower over, tiled flooring, wall mounted heated towel rail, inset spots, extractor.

### Bedroom Two

10'10" x 8'7" (3.31 x 2.62)



uPVC double glazed window to rear aspect, single radiator, space for freestanding wardrobe.

### Bedroom Three

11'5" x 6'6" (3.48 x 2.00)



uPVC double glazed window to rear aspect, wood effect flooring, single radiator, space for freestanding wardrobes.

### Family Bathroom

6'7" x 5'6" (2.02 x 1.69)



Obscured uPVC double glazed window to side aspect, suite comprising low level Roca w/c, wash hand basin with mixer taps and storage beneath, panelled bath with hinged glazed shower screen with mains rainfall shower with separate shower attachment over, inset spots, extractor, wall mounted heated towel rail, tiled flooring.

### Outside



The recently landscaped rear garden has a patio immediately adjacent to the property ideal for garden

furniture, the remainder is laid mainly to artificial lawn for ease of maintenance. There are borders containing a mixture of recently planted trees, plants and shrubs with a further sunken patio area at the rear. There is pedestrian access along the side of the property via a wooden gate. The rear garden is enclosed by part featheredge fencing and part wood panel fencing with a Ring camera installed on the back of the property. The front of the property has a pathway leading to the front door, the remainder is laid mainly to slate for ease of maintenance with a clipped hedge.

### **Single Garage**

19'3" x 10'0" (5.88 x 3.06)

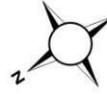
Pedestrian door to rear garden, metal up and over door, power and light is connected.

### **Directions**

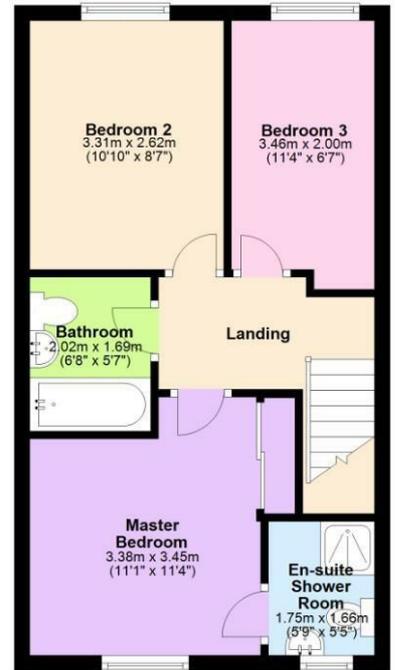
Sat Nav BS31 2FH

# Floor Plan

**Ground Floor**  
Approx. 58.2 sq. metres (626.0 sq. feet)

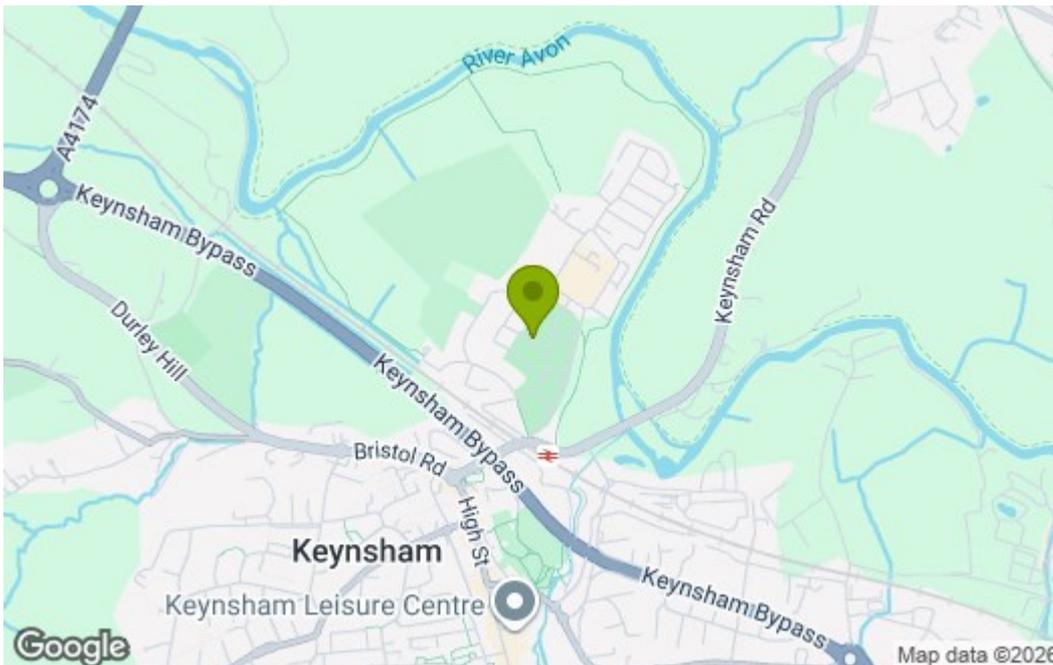


**First Floor**  
Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.4 sq. feet)  
**125 Augustus Avenue, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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