



G R E G O R Y S
— E S T A T E A G E N T S —

20 Pound Road
Bristol, BS15 4RA

£325,000



Offered for sale with no onward chain is this delightful three bedroom family home. To the ground floor can be found a porch/entrance hall with under stairs storage and a large living room with period bay window and fireplace. To the rear of the property is a full width modern kitchen/diner, bathed in natural light with views and direct access to the enclosed rear garden. The first floor benefits from two large double bedrooms, both with built in storage and a generous third, single bedroom. There is a large family bathroom featuring modern three piece suit. The property benefits from a lovely low maintenance sunny garden, with garage and rear access. There is ample off street parking found to the front of the property. A lovely home worthy of an early internal viewing.

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ACCOMMODATION

ENTRANCE PORCH

Upvc double glazed doors with matching obscure window over to the front aspect, internal wooden door with obscure glazed insert and matching side panel windows to the hallway

HALLWAY

Stairs leading from the ground floor with under stairs storage cupboard, radiator, doors to rooms

LOUNGE 15' 2" x 11' 4" (4.62m x 3.45m)

Double glazed bay window to the front aspect, radiator, coved ceiling, real flame gas fire and surround

KITCHEN / DINER 17' 3" x 11' 3" (5.25m x 3.44m)

The kitchen comprises a selection of fitted base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and electric hob with extractor hood over and glass splash back, space and plumbing for a fridge / freezer, washing machine and dishwasher, double glazed window and sliding patio doors leading to the rear garden, radiator, wood effect vinyl flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, doors to room

BEDROOM ONE 13' 9" x 9' 7" (4.18m x 2.93m)

Double glazed bay window to the front aspect, radiator, fitted wardrobe

BEDROOM TWO 11' 3" x 9' 10" (3.42m x 2.99m)

Double glazed window to the rear aspect, radiator, fitted storage cupboard

BEDROOM THREE 7' 9" x 7' 7" (2.37m x 2.32m)

Double glazed window to the front aspect, radiator

BATHROOM

A three piece white suite comprising a low level wc, wash hand basin set in contemporary vanity unit with storage under and a panelled bath with shower over, tiled walls, wood effect vinyl flooring, heated towel radiator, two double glazed obscure windows to the rear aspect

FRONT ASPECT

A driveway providing off street parking for two vehicles, area of plants and shrubs

REAR ASPECT

Laid to artificial lawn and patio laid to paving, borders of plants and shrubs, rear pedestrian access gate leading to the vehicle lane, personal door to the garage

GARAGE

Upvc double glazed door and window to the rear garden, double wooden doors providing vehicle access from the rear lane, power and light supply

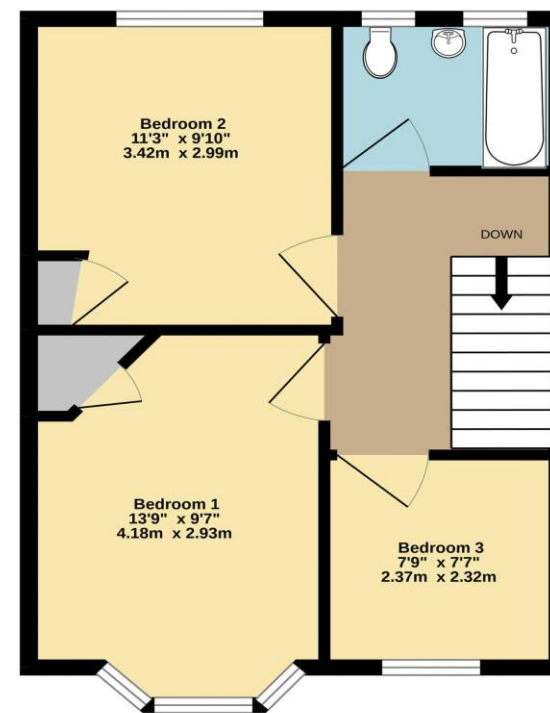
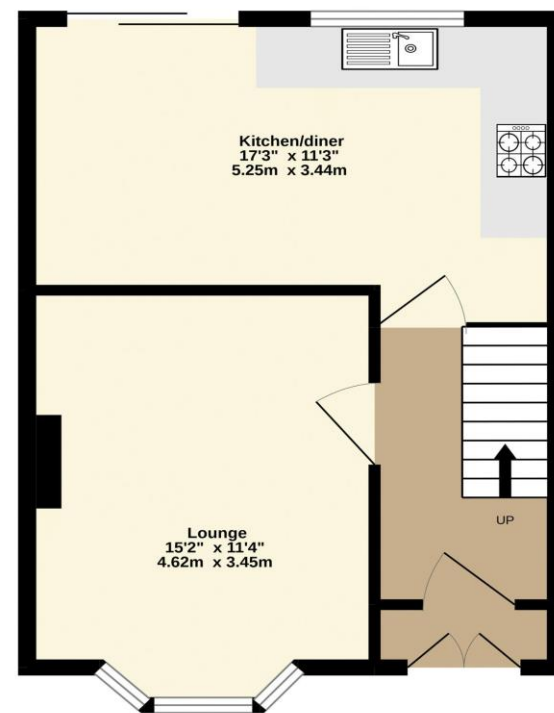




Ground Floor
413 sq.ft. (38.3 sq.m.) approx.



1st Floor
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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