



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

35 Albert Road
Bristol, BS31 1AE

£365,000



Positioned within a corner plot and offering wrap around gardens can be found this three bedroom property, conveniently located to access Keynsham High Street. This lovely semi detached home benefits a sunny, south facing rear garden, a detached garage and driveway providing off street parking for two/three vehicles. The large side aspect also lends itself to a side extension (subject to the relevant permissions). Internally a spacious hallway leads to a lounge, which in turn provides access to the kitchen/diner, which spans the full width of the property and overlooks the rear garden. To the first floor can be found three bedrooms and a bathroom, complete with a recently re-fitted white suite.

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ACCOMMODATION

ENTRANCE HALLWAY 14' 1" x 5' 6" (4.30m x 1.67m)

Upvc entrance door with obscure double glazed matching side panel window to the front aspect, stairs leading to the first floor with under stairs storage cupboard, wall mounted electric heater, door to the lounge

LOUNGE 14' 2" x 10' 2" (4.32m x 3.10m)

Double glazed window to the front aspect, a gas fire, two wall mounted electric heaters, sliding door with glazed inserts leading to the kitchen / diner

KITCHEN/DINER 16' 1" x 10' 2" (4.90m x 3.10m)

A selection of matching wall and base units with roll top work surfaces over, sink and drainer unit with extended mixer taps over, integrated 'eye level' oven and two ring induction hob, space and plumbing for a fridge/freezer, washing machine and slimline dishwasher, two double glazed windows to the rear aspect, vinyl flooring, storage cupboard housing the water boiler, glazed door to the rear lobby

REAR LOBBY

Glazed windows and door leading to the rear garden, vinyl flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, obscure double glazed window to the side aspect, loft hatch (loft is accessed via a fitted ladder), doors to rooms

BEDROOM ONE 14' 8" x 9' 6" (4.48m x 2.90m)

Double glazed window to the front aspect, wall mounted heater

BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.90m)

Double glazed window to the rear aspect, storage cupboard

BEDROOM THREE 10' 3" x 6' 3" (3.12m x 1.91m)

Double glazed window to the front aspect, wall mounted heater

BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m)

A three piece white suite comprising a close coupled wc and wash hand basin set in vanity unit with storage under and a panelled bath with shower mixer taps over, tiled walls, vinyl flooring, obscure double glazed window to the rear aspect, wall mounted heater

FRONT GARDEN

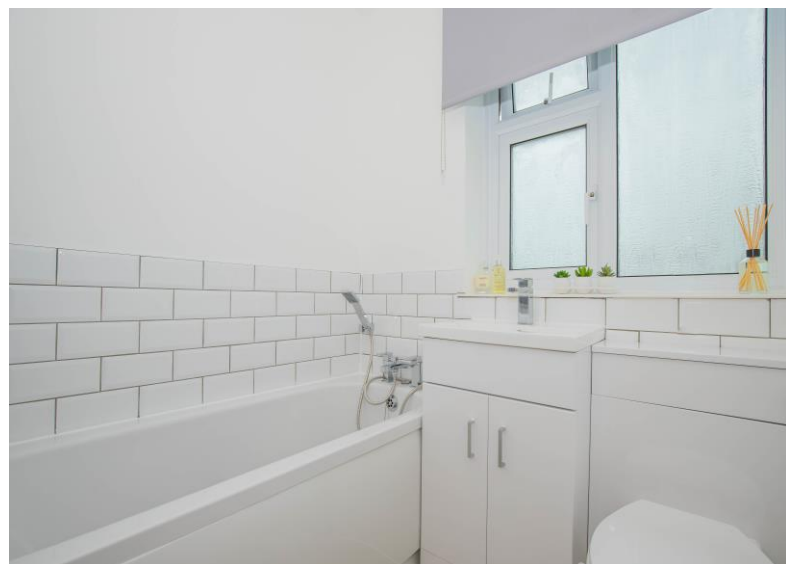
Laid to lawn with pathway leading to the property and side pedestrian access gate leading to the side and rear gardens, enclosed by low level boundary stone wall

SIDE & REAR GARDENS

The rear aspect enjoys a sunny, southerly orientation. Easy maintenance gardens laid to stone shingle and patio, rear pedestrian gate leading to the driveway, enclosed by boundary fencing

DETACHED GARAGE & DRIVEWAY 16' 0" x 12' 10" (4.87m x 3.92m)

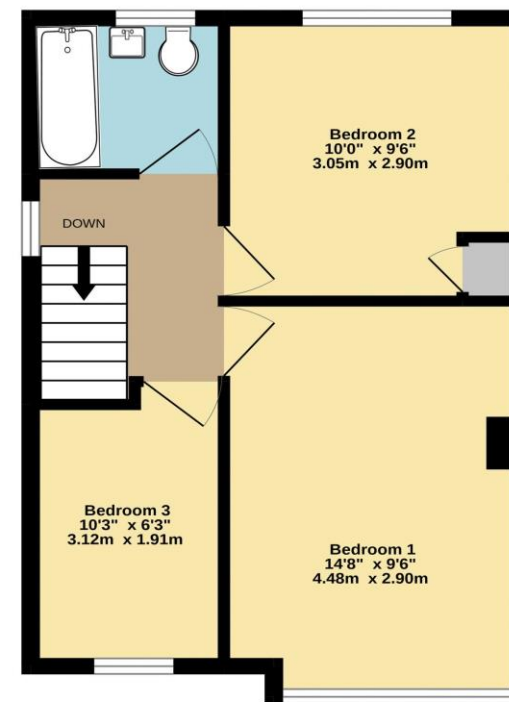
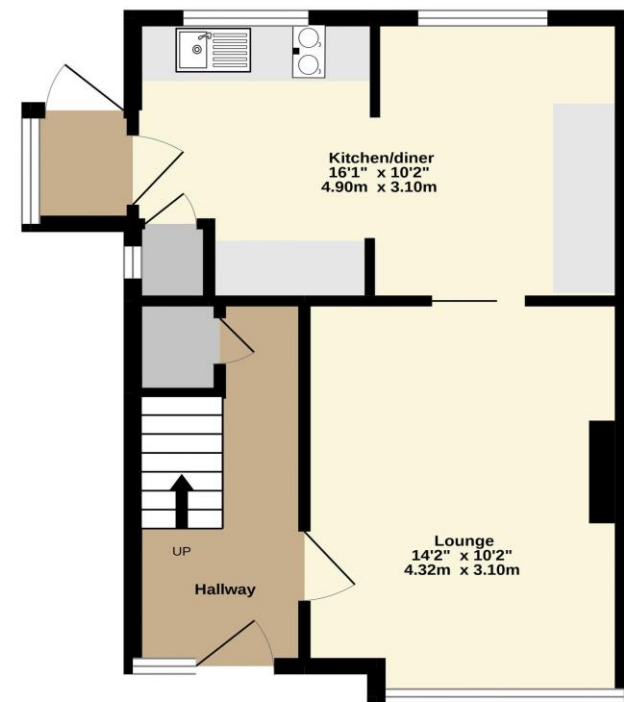
Up and over door providing vehicle access from the driveway, personal door to the rear garden. The driveway is laid to stone shingle and provides off street parking for two/three vehicles





Ground Floor
382 sq.ft. (35.5 sq.m.) approx.

1st Floor
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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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