



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

123 Park Road
Keynsham, BS31 1AP

Offers Over £275,000



Positioned on a popular road within walking distance of Keynsham High St, and nearby several sought after schools, can be found this spacious three bedroom mid terraced home offering ample potential. Having acted as a long term family home for over 30 years, the property now presents a prime opportunity for a new owner to really make their mark. The property welcomes with entrance hall, leading to a full length lounge diner, whilst a fitted kitchen occupies the rear of the ground floor, overlooking the established rear garden. A practical lobby area completes the ground floor offering, lending itself to an ideal utility room. Upstairs, three double bedrooms can be found, as well as a shower room & additional WC. The property benefits from an excellent rear garden, well established, and private in nature backing onto neighbouring playing fields. A popular style home and one which warrants an early viewing.

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ACCOMMODATION

ENTRANCE HALL 11' 4" x 5' 9" (3.46m x 1.75m)

uPVC double glazed door to front with obscured glass & side window panel to side, radiator, doors to rooms, stairs to first floor, gas meter.

LOUNGE DINER 20' 8" x 11' 6" (6.31m x 3.51m)

Dual aspect uPVC double glazed windows to front & rear aspect, radiator, gas fireplace.

KITCHEN 10' 1" x 8' 11" (3.08m x 2.73m)

A generous selection of matching wall & base units with rolltop work surface over & fitted breakfast bar. Space for freestanding cooker, space for undercounter fridge. uPVC double glazed window to rear aspect, uPVC double glazed door to rear garden, fitted storage cupboard. One & a half sink basin with mixer tap & drainer to side, tiled splashbacks, extractor hood.

LOBBY 6' 11" x 4' 11" (2.10m x 1.51m)

Door to front aspect, fitted storage cupboard housing electric meter, additional storage cupboard, consumer unit, radiator.

LANDING

Doors to rooms, stairs to ground floor, loft hatch.

BEDROOM ONE 12' 0" x 10' 9" (3.66m x 3.28m)

uPVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 2" x 8' 0" (3.71m x 2.44m)

uPVC double glazed window to front aspect, fitted storage area, radiator.

BEDROOM THREE 5' 5" x 5' 2" (1.64m x 1.57m)

uPVC window to rear aspect, radiator, cupboard housing Valiant condensing boiler.

SHOWER ROOM 5' 5" x 5' 2" (1.64m x 1.57m)

A two piece suite comprising wash hand basin with hot & cold taps, and corner shower enclosure with electric power shower. Tiled wall coverings, radiator, uPVC double glazed window with obscured glass to rear aspect.

WC 5' 5" x 2' 7" (1.64m x 0.78m)

uPVC double glazed window with obscured glass to rear aspect, WC.

REAR GARDEN

A large rear garden, mainly laid to lawn with mature shrubs, plants & trees, enclosed with boundary fencing. Outside tap.

FRONT GARDEN

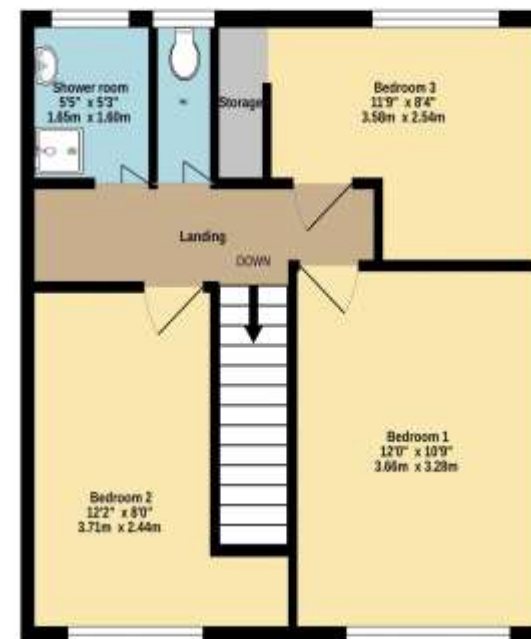
Well presented & low maintenance garden laid with a combination of bark chippings & shingle, with mature shrubs & plants.





Ground Floor
445 sq.ft. (41.3 sq.m.) approx.

1st Floor
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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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