



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

9 Balmoral Road
Bristol, BS31 1AL

£325,000



Positioned only a short walk from Keynsham high street and the scenic walks of Dapps Hill can be found this spacious, terraced property. Presented to an excellent decorative standard throughout, this three bedroom home benefits a superb 70ft, south facing rear garden. Furthermore a driveway to the front aspect, provides valuable off street parking for two vehicles. Internally the current owners have enhanced the accommodation, which now comprises an entrance hallway, a separate lounge, a study (with its own external access to the front), a stunning open plan kitchen / diner with views and direct access onto the rear garden. Appointed to the first floor, three bedrooms, all of generous proportions, a bathroom and separate cloakroom. The loft is accessed via permanent steps from a cupboard in the third bedroom. The property is heated via a gas combination boiler, whilst a 'Wiser' smart home hub has been installed to allow for the radiators, lights and power sockets to be smart controlled (subject to the relevant devices being installed). In addition there is currently planning permission approved (expires July 2022) for a one or two storey rear extension.

ACCOMMODATION

ENTRANCE HALLWAY

Wooden entrance door with obscure glazed inserts and matching side panel window to the front aspect, stairs leading to the first floor with under stairs storage cupboard, radiator, laminate flooring, doors to rooms

STUDY 10' 0" x 7' 3" (3.05m x 2.22m)

Upvc door with obscure, double glazed inserts and matching side panel window to the front aspect, laminate flooring, two storage cupboards (with space and plumbing for a washing machine and tumble dryer) doors to the pantry and hallway

LOUNGE 11' 6" x 10' 10" (3.50m x 3.31m)

Double glazed window to the front aspect, radiator, laminate flooring, feature fireplace set on stone hearth with wooden mantle, feature book shelves in recesses, door to the dining room

KITCHEN / DINER 22' 3" x 9' 2" (6.78m x 2.80m)

Double glazed window and 'French' doors leading to the rear garden, radiator, door to the pantry, laminate flooring. The kitchen comprises matching, high gloss white, wall and base units with work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, space for a cooker and fridge / freezer, a wall mounted gas combination boiler

PANTRY

Laminate flooring, door with obscure glazed inserts leading to the rear aspect, door to the study

FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the rear aspect, storage cupboard, doors to rooms

BEDROOM ONE 13' 0" x 10' 6" (3.96m x 3.20m)

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

BEDROOM TWO 11' 7" x 10' 11" (3.52m x 3.32m)

Double glazed window to the front aspect, radiator

BEDROOM THREE 9' 0" x 7' 10" (2.75m x 2.40m)

Double glazed window to the rear aspect, radiator, door and steps leading to the loft (loft is boarded with light supply)

BATHROOM

A two piece white suite comprising a panelled bath with rain fall shower over with sperate shower attachment, and pedestal wash hand basin, tiled walls to wet areas, tiled flooring, heated towel radiator, obscure double glazed window to the rear aspect

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin, tiled splash back, obscure double glazed window to the rear aspect

FRONT ASPECT

A driveway laid to stone shingle providing off street parking for two vehicles, boundary hedgerow

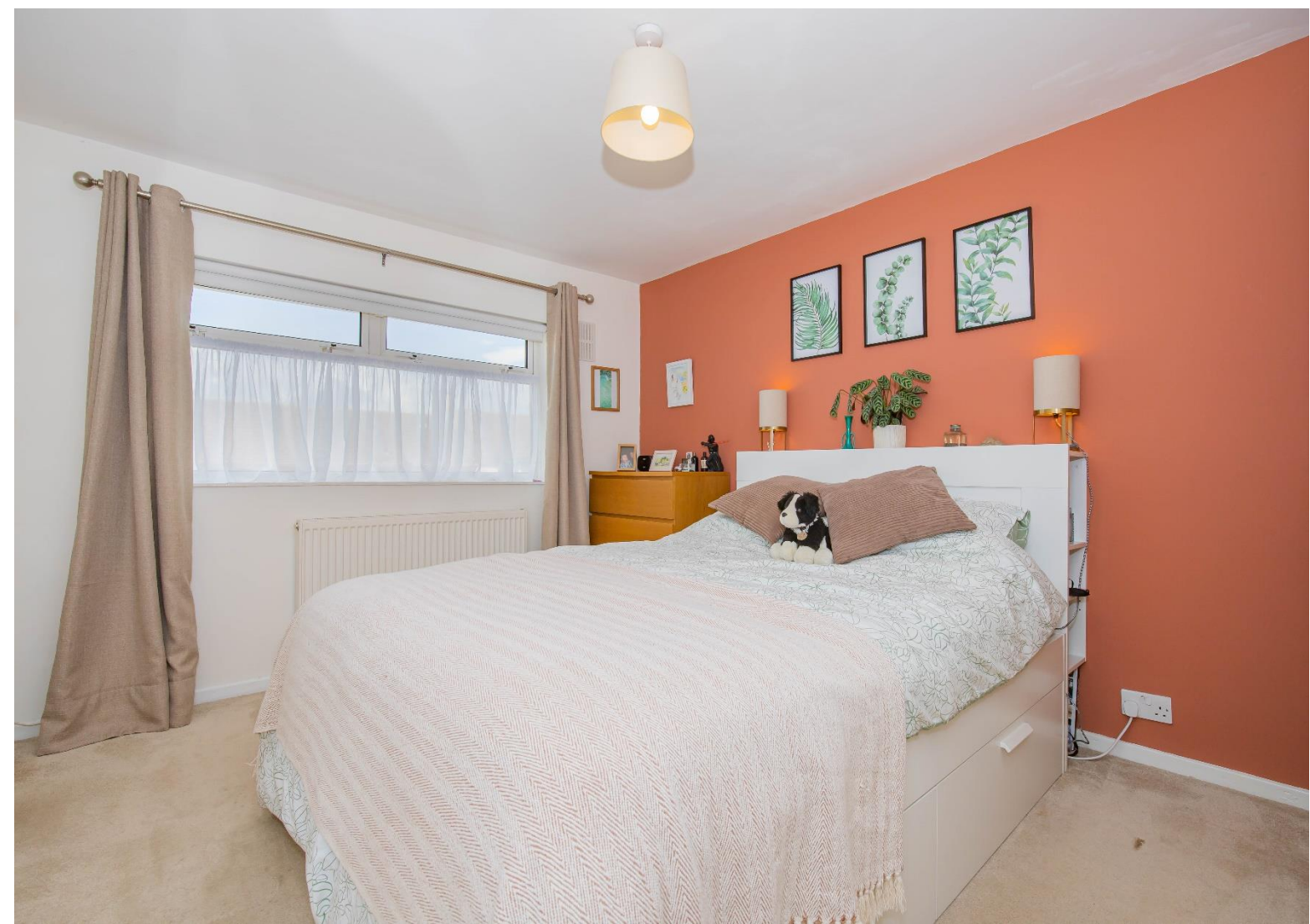
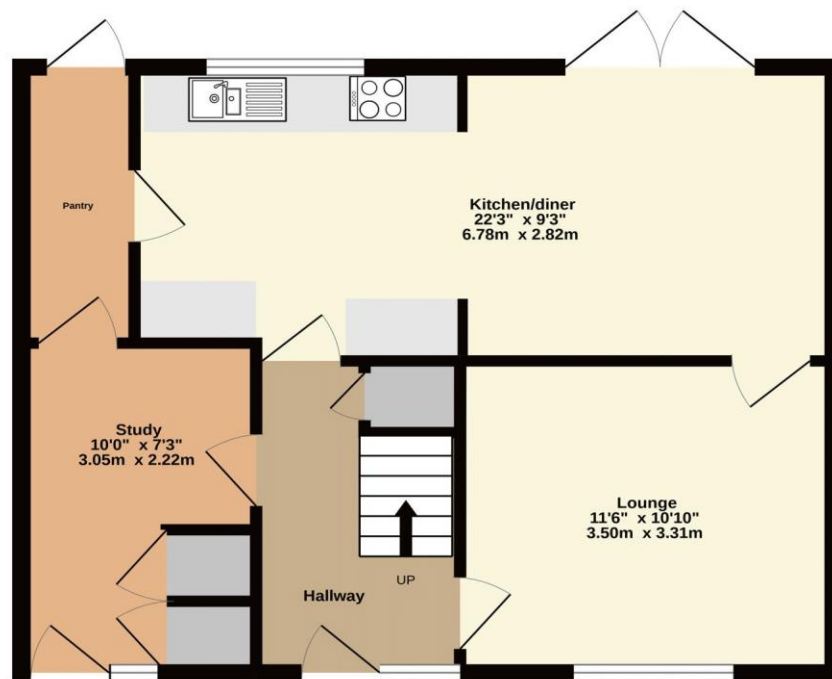
REAR ASPECT

Enjoying a southerly aspect and measuring approx. 70ft in length. An area of patio laid to paving leading to a large expanse of lawn with borders of mature plants, trees and shrubs. A further second patio area to the rear of the garden laid to stone shingle and also housing two large wooden storage sheds and a greenhouse. Enclosed by boundary fencing

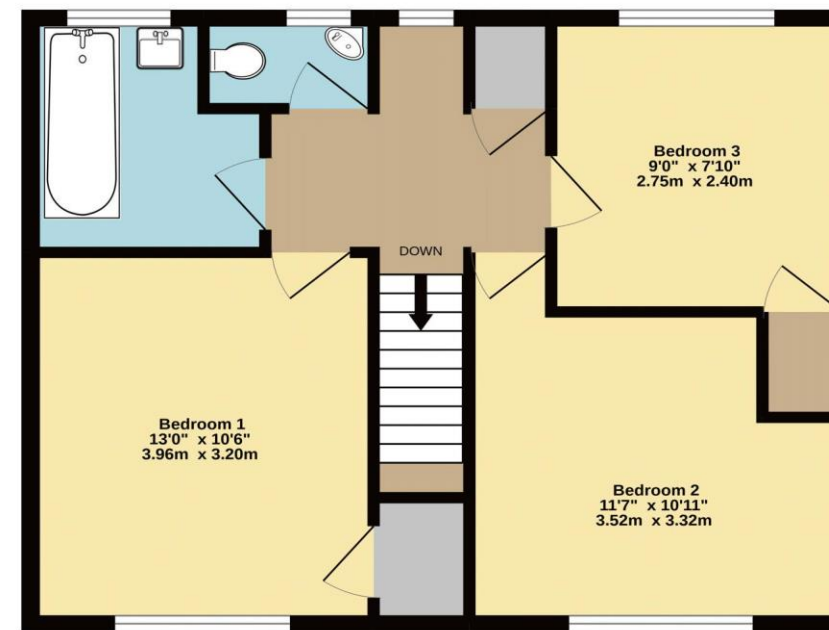




Ground Floor
545 sq.ft. (50.6 sq.m.) approx.



1st Floor
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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.
Made with Metropix ©2022