



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

9 Marden Road
Bristol, BS31 1RW

£425,000



Set within a size-able corner plot, within one of Keynsham's premier locations can be found this semi detached home, offered for sale with no ward chain. Already extended to the ground floor, this three bedroom home still provides superb potential to extend further (subject to the relevant planning permissions). Externally the property comprises mature gardens to the front, rear and side aspects, together with a driveway providing of street parking for multiple vehicles. Internally the property comprises an entrance lobby, hallway, an 'L' shaped lounge / diner, a separate fitted kitchen, a rear lobby which in turn leads to a further reception room and the cloakroom. Appointed to the first floor can be found three bedrooms, a shower room and separate wc. A lovely family home in need of investment yet offering wonderful potential to turn this into a modern family home for many years.

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ACCOMMODATION

ENTRANCE PORCH

Upvc double glazed entrance door and matching windows to the front aspect, tiled flooring, wooden door with obscure glazed inserts and matching side panel windows to the hallway

HALLWAY

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

LOUNGE / DINER 24' 11" x 12' 2" (7.60m x 3.70m)

(An 'L' shaped room with measurements taken to the maximum points) Double glazed window to the front aspect, double glazed sliding patio doors to the rear aspect, two radiator, feature fireplace, serving hatch to kitchen

KITCHEN 11' 2" x 10' 0" (3.40m x 3.05m)

A selection of wall and base units with work surfaces over, sink and drainer unit, tiled splash backs, space and plumbing for appliances, radiator, double glazed window to the rear aspect, pantry, tiled effect vinyl flooring, door to the rear lobby

REAR LOBBY

Glazed door and window to the rear garden, storage cupboard, doors to

CLOAKROOM

Two piece white suite comprising a wc and wash hand basin, tiled splash backs, obscure glazed window to the rear aspect

RECEPTION ROOM 16' 1" x 7' 5" (4.90m x 2.25m)

Glazed window to the front aspect, radiator

FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, loft hatch, doors to rooms

BEDROOM ONE 13' 0" x 11' 2" (3.95m x 3.40m)

Double glazed window to the front aspect, radiator, built in wardrobes

BEDROOM TWO 11' 4" x 11' 2" (3.46m x 3.40m)

Glazed window with secondary glazing to the rear aspect, radiator, built in wardrobes, storage cupboard

BEDROOM THREE 9' 6" x 7' 3" (2.90m x 2.20m)

Double glazed window to the front aspect, radiator, built in wardrobes

SHOWER ROOM

A two piece white suite comprising a wash hand basin set in vanity unit with storage under and a large walk in shower enclosure, tiled splash backs, tiled effect vinyl flooring, radiator, obscure double glazed window to the rear aspect

SEPARATE WC

A white low level wc, glazed window to the side aspect

FONT GARDEN

A gated driveway providing off street parking, area of lawn with borders of mature trees, plants and shrubs, side pedestrian access gate leading to the rear garden

REAR GARDENS

Patio laid to paving leading to an area of lawn, mature borders of plants, trees and shrubs. Side pedestrian access leading to the front garden b

GARAGE 15' 11" x 8' 2" (4.85m x 2.50m)

Up and over door providing vehicle access from the driveway, glazed window and personal door to the rear garden





Energy performance certificate (EPC)

9 Marden Road
Keynsham
BRISTOL
BS31 1RW

Energy rating
D

Valid until: **18 December 2032**
Certificate number: 9313-3922-0202-0532-8200

Property type

Semi-detached house

Total floor area

104 square metres

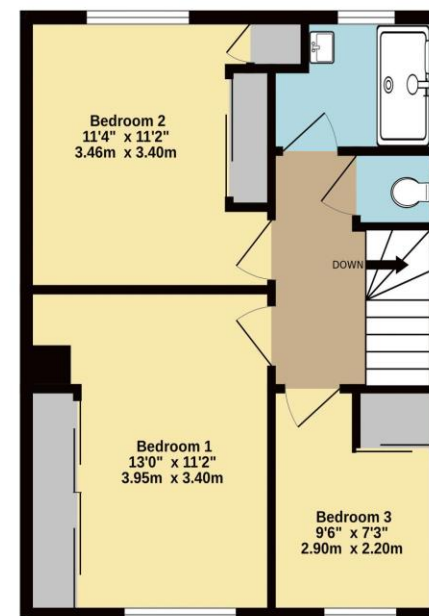
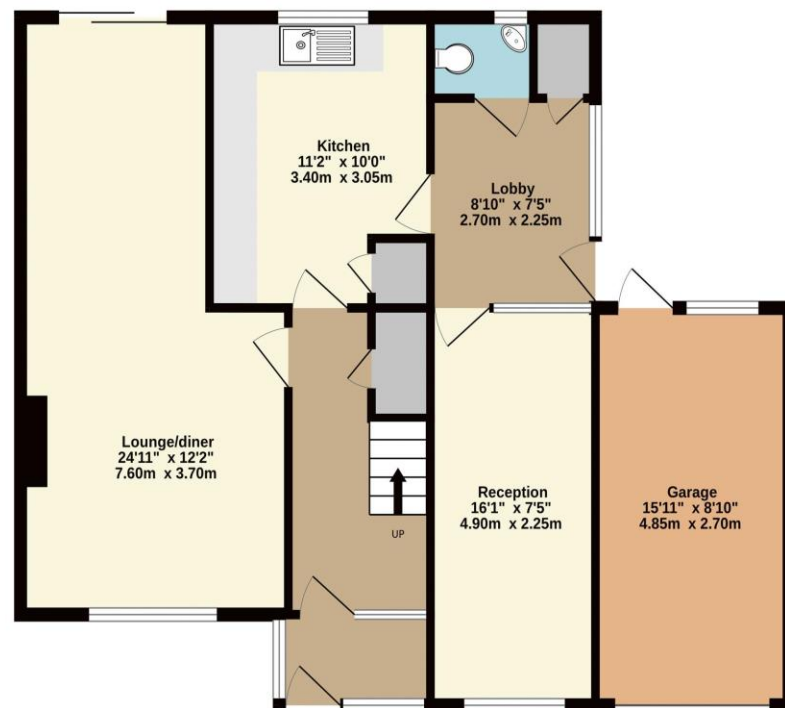
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Ground Floor
858 sq.ft. (79.7 sq.m.) approx.

1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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