50 Albert Road Bristol, BS31 1AD

£375,000



Offered for sale with no onward chain is this attractive, semi detached property. This family home has been extended over the years and now offers, deceptively spacious accommodation over two floors. An entrance hallway greets with access to a bay fronted lounge overlooking the front aspect, stairs to the first floor and a door to the kitchen. The kitchen again is of a good proportions, which in turn leads to a formal dining room. A conservatory then provides further living space which overlooks the rear garden. To the first floor two double bedrooms and a shower room can be found. Externally a driveway and garage provide off street parking with gardens to both the front and rear aspect. Positioned only a short walk to Keynsham High Street and Train Station.





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ACCOMMODATION

ENTRANCE HALLWAY

Entrance door, stairs leading to the first floor, doors to kitchen and lounge

LIVING ROOM 22' 8" x 12' 10" (6.91m x 3.9m)

(Measurements taken to the maximum point) Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, feature chimney, tiled hearth, under the stairs storage cupboard

KITCHEN 12' 8" x 10' 0" (3.85m x 3.06m)

Tiled flooring, work tops, space for oven and dishwasher. taps with double sink, radiator, 'Worcester' boiler and double glazed window to the side aspect, door leading to dining room.

DINING ROOM 11' 9" x 11' 8" (3.58m x 3.56m)

Radiator, double glazed window to rear aspect, door leading into the conservatory.

CONSERVATORY 12' 1" x 11' 1" (3.68m x 3.39m)

Tiled floor, windows to dining room, and rear aspect, 'French' doors leading to rear aspect. Door into garage

FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms

BEDROOM ONE 13' 5" x 12' 8" (4.09m x 3.86m)

Double glazed window to the front aspect, radiator, chimney breast.

BEDROOM TWO 12' 10" x 10' 4" (3.92m x 3.14m)

Window to rear aspect, radiator, storage cupboard.

SHOWER ROOM 9' 9" x 5' 2" (2.97m x 1.57m)

Three piece suite comprising a low level wc, pedestal wash hand basin and shower enclosure, window to side aspect, heated towel rail, loft hatch, ceramic tiled walls.

FRONT ASPECT

Driveway providing off street parking for a number of vehicles, access to garage, lawned area, enclosed by fence and boundary wall wall.

REAR GARDEN

Paving leading to a large expanse of lawn, pathway of paving slabs, greenhouse. Enclosed by boundary fencing.

GARAGE 23' 0" x 8' 4" (7m x 2.55m)

Window to rear aspect, storage cupboard, up and over door providing vehicle access from the driveway, door to the conservatory









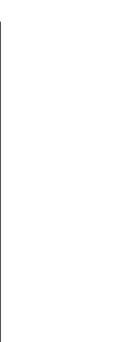


Ground Floor 897 sq.ft. (83.3 sq.m.) approx

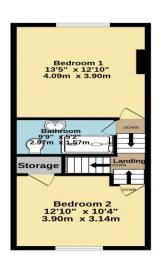
Dining room 12'10" × 11'8" 3.90m × 3.56m

Conservatory 12'10" x 11'1" 3.90m x 3.39m

Garage 23'0" x 8'4" 7.00m x 2.55r



1st Floor 407 sq.ft. (37.8 sq.m.) approx



Energy performance certificate (EPC)

50 Albert Road Keynsham BRISTOL BS31 1AD

Energy rating

Valid until: 24 October 2032

Certificate number: 2056-3921-4200-7592-4200

Property type

Semi-detached house

Total floor area

92 square metres

Rules on letting this property

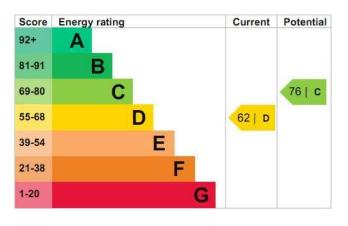
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60