



6 Arundel Walk, Bristol, BS31 2JT

Offers In The Region Of £335,000

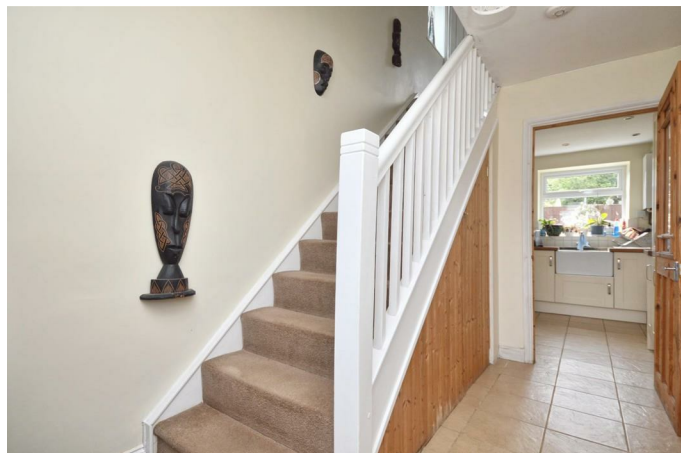
Nestled in the charming area of Arundel Walk, Keynsham, Bristol, this delightful three-bedroom end of terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The three bedrooms offer ample space for comfortable living, while the bathroom is conveniently fitted to meet modern standards. The fitted kitchen is both practical and inviting, making meal preparation a pleasure.

One of the standout features of this home is the generously sized south-westerly facing enclosed rear garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the sunshine.

Entrance via uPVC double glazed obscured door into

Hallway



Stairs rising to first floor landing, understairs storage cupboard, double radiator, doors to

Kitchen

9'0" x 17'11" (2.75 x 5.48)



uPVC double glazed windows to rear aspect, uPVC double glazed window to front aspect, uPVC double glazed obscured door to rear garden, a range of wall and floor units with worksurface over, Belfast style sink with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, space for Rangemaster style cooker with extractor hood over, space for freestanding fridge freezer, wall mounted Baxi boiler, double radiator, spot lights, door to

Sitting/Dining Room

20'6" x 11'5" (6.27 x 3.49)



uPVC double glazed window to front aspect, uPVC double glazed sliding patio doors to rear garden, 2 double radiators, open fireplace.

First Floor Landing

6'7" x 5'11" (2.02 x 1.82)



uPVC double glazed window to side aspect, access to loft space, doors to

Master Bedroom

12'2" x 12'4" (3.72 x 3.76)



uPVC double glazed window to front aspect, double radiator, fitted wardrobes.

Bedroom Two

8'2" x 12'3" (2.50 x 3.74)



uPVC double glazed window to rear aspect, double radiator.

Bedroom Three

8'0" x 8'8" (2.44 x 2.65)



uPVC double glazed window to side aspect, double radiator.

Family Bathroom

5'3" x 7'7" (1.61 x 2.32)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, double radiator, spot lights, extractor.

Outside

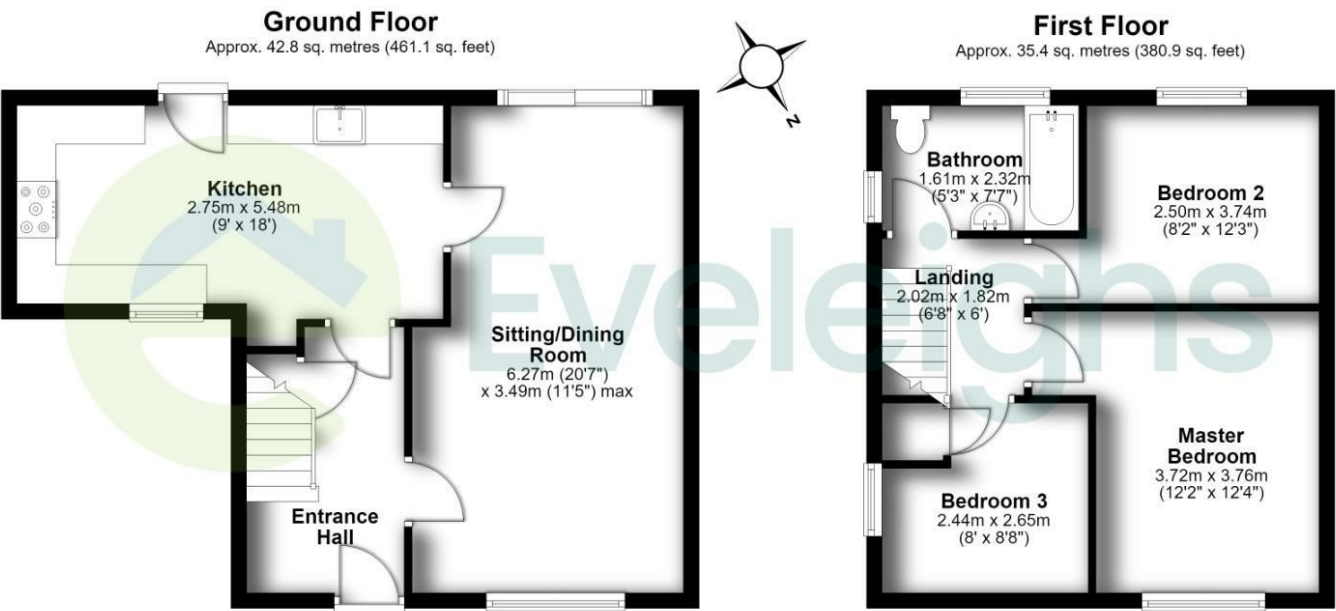


The front of the property is laid mainly to lawn and is enclosed by hedging with an iron gate, a pathway leads to the front door. The rear garden has a south/westerly aspect and wraps around to the side. It's laid mainly to lawn with a patio area immediately adjoining the property and a further area in the top left hand corner, ideal for additional garden furniture. The rear garden is fully enclosed by wooden fencing.

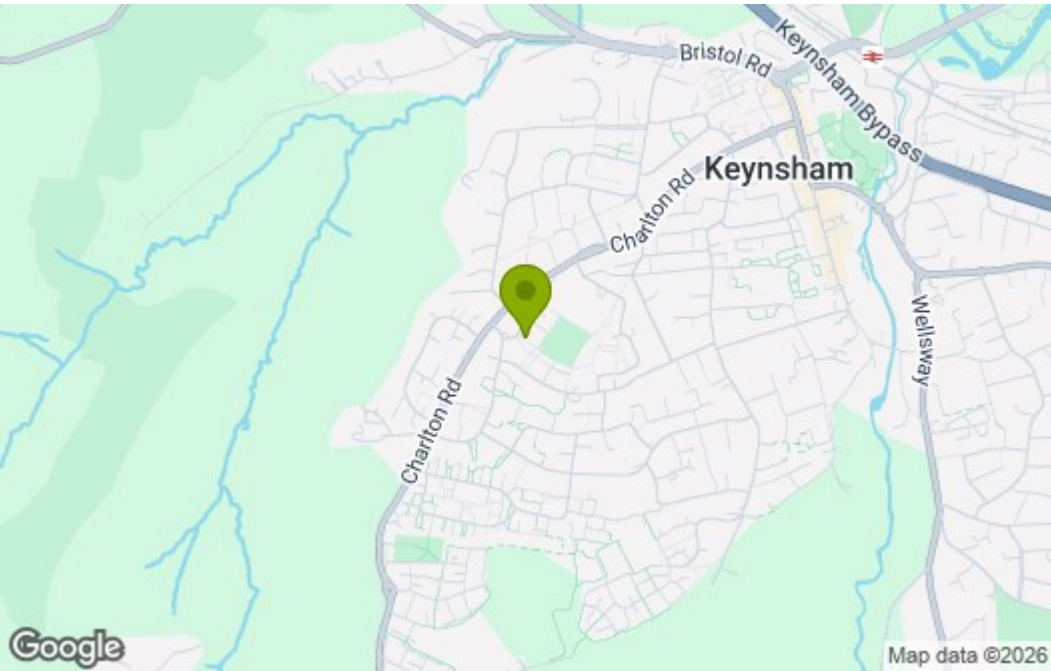
Directions

Sat Nav BS31 2JT

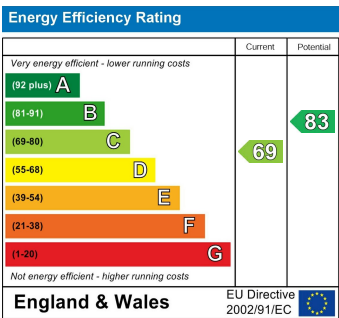
Floor Plan



Area Map



Energy Efficiency Graph



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