



**91 Hurn Lane, Keynsham , BS31 1QY**

**£239,500**



- Two Bedrooms
- Garage
- Refurbished
- Open Living Space
- Front & Rear Garden
- Shower Room
- Extended Lease
- Popular Location

Situated on the highly sought-after Hurn Lane this two bed garden flat has been given a new lease of life by the current owner, not only refurbishing the entire property inside and out but extending the leasehold too.

Upon entering this contemporary styled home you are welcomed into the open living space, large enough for plenty of seating to relax and unwind at the end of the day. Currently the room has a designated dining area to the front, situated next to the front facing window that fills the space with natural light, looking out onto the front garden which is mainly laid to lawn.

The living/dining space flows effortlessly through to the modernised kitchen. This room has ample storage and plenty of workspace for preparing meals and with the opening back into the heart of the home it's a perfect kitchen for hosting friends and family.

To the rear is access into the conservatory which is a versatile room, currently providing useful storage but could be used as a play room, home office or second reception room.

There are two double bedrooms to the left, each with views of the gardens outside. The largest room measures an impressive 15'9 ft by 9ft.

Completing the interior is the three piece shower room, finished with slate grey metro tiling, creating a contrast on the eye against the crisp white ceramic sink and toilet.

Externally this home has been transformed, creating a tranquil retreat within the rear garden, stone chippings behind a wooden border lead you to the seating area to the rear. Beyond this is a gate providing rear access to the property if required.

A garage provides useful external storage and is located in nearby block.

Hurn Lane is a popular and well regarded road, located on the Wellsway side of Keynsham and just 0.4 mile walk to Chandag Road shops and amenities, additionally this home is just 0.2 miles to Manor Road playing fields, with some excellent woodland walks in the surround area, perfect for sunday strolls or a jog with the dog!

Open Living Space 16'3" x 10'4" (4.96 x 3.15)

Bedroom One 9'4" x 9'3" (2.86 x 2.83)

Bedroom Two 15'8" x 9'0" (4.79 x 2.75)

Kitchen 8'7" x 8'1" (2.64 x 2.47)

Conservatory 13'0" x 7'6" (3.98 x 2.3)

Garage 17'4" x 7'9" (5.29 x 2.37)

Leasehold - 116 years remaining

Front and Rear Garden



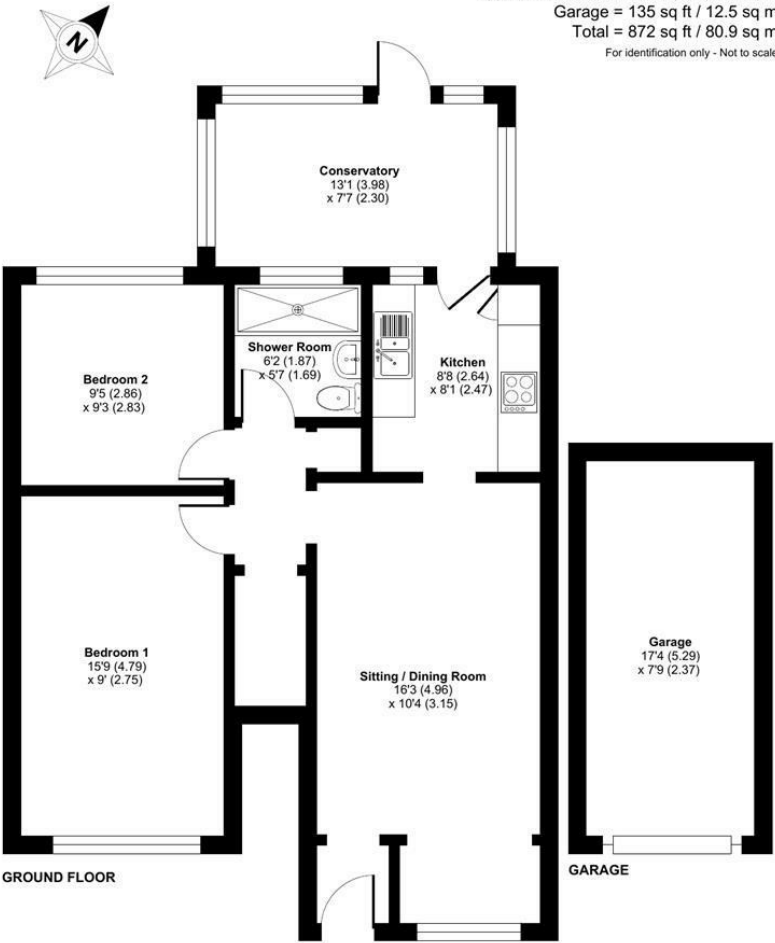






**Hurn Lane, Keynsham, Bristol, BS31**

Approximate Area = 737 sq ft / 68.4 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 872 sq ft / 80.9 sq m  
For identification only - Not to scale

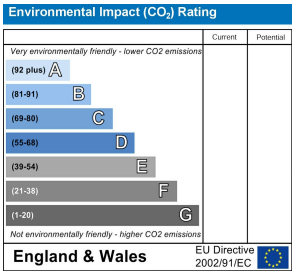
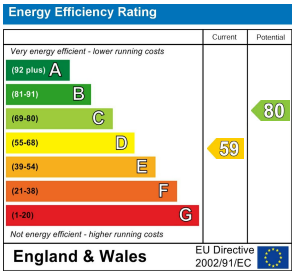


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1362805

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