



9 Unity Road, Bristol , BS31 1ND

Offers In The Region Of



- Semi Detached House
- 0.1 Miles to Wellsway School
- West Facing Garden
- Popular Location
- Garage & Driveway
- NO ONWARD CHAIN
- Three Bedrooms
- Tenure - Freehold

**\*\*NO ONWARD CHAIN\*\***

Located on the ever-popular Unity Road, this three bed home has been in the family for 60+ years and is now ready for it's new owners. This property benefits an extensive garden, garage and conservatory space to the rear offering plenty of scope for development (subject to relevant planning/building regulations)

Upon entering this well loved home you are welcomed into the hallway section before swinging left into the heart of the home; A generous living room spanning 14' x 14' flowing through to the rear we find the kitchen-diner which spans the entire width of the house. This space provides access to not only a paved section of the garden but also into the conservatory space, which could suit a number of uses. The kitchen area also benefits plenty of storage and an understairs cupboard which has always been used as a dry larder.

Upstairs are three good size bedrooms, two of which comfortably double rooms. Completing the upstairs is the three piece bathroom suite.

Externally there is a front garden and paved driveway to the front leading up to the garage. Access to the garden is provided to the side of the property. The garden itself is extensive and West facing.

This family home is offered to the market with no onward chain and is in a prime location for those thinking about secondary school placements being just 0.1 miles from Wellsway School playing fields.

Living Room 14'4" x 14'2" (4.38 x 4.34)

Kitchen/Diner 17'7" x 7'10" (5.38 x 2.4)

Conservatory 9'10" x 6'6" (3 x 2)

Bedroom One 11'6" x 9'0" (3.52 x 2.76)

Bedroom Two 10'10" x 9'0" (3.32 x 2.76)

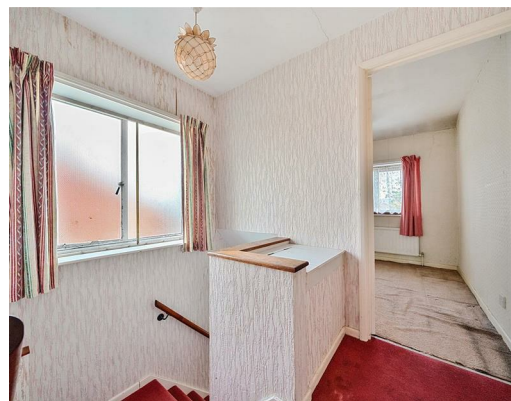
Bedroom Three 8'5" x 8'2" (2.57 x 2.5)

Bathroom 8'2" x 7'5" (2.50 x 2.27)

Garage 16'0" x 7'6" (4.9 x 2.3)



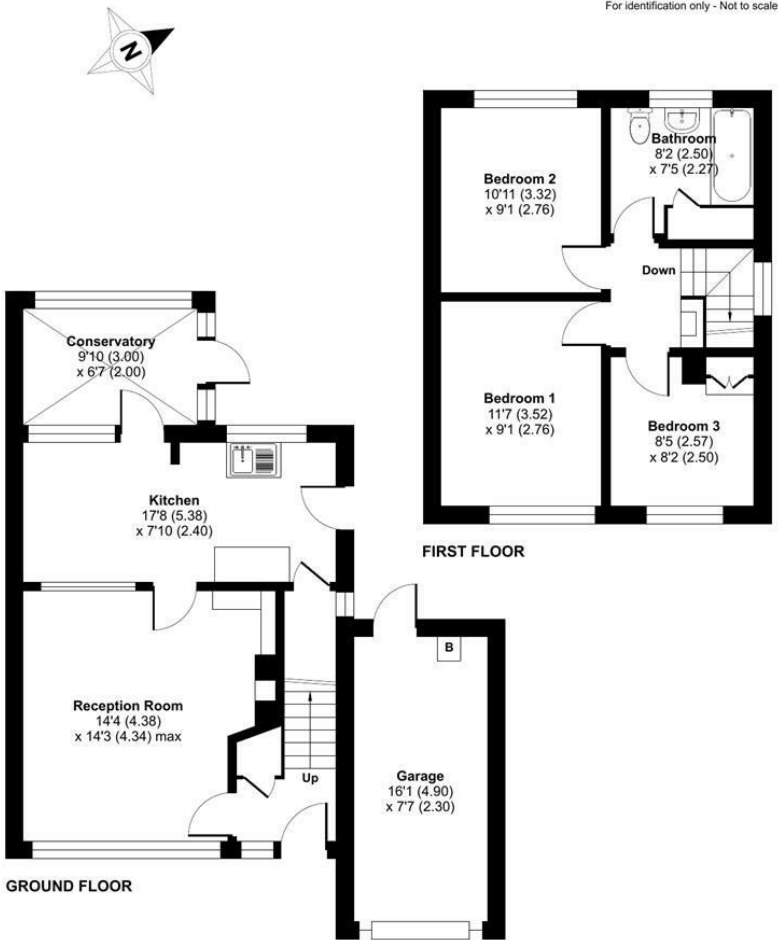




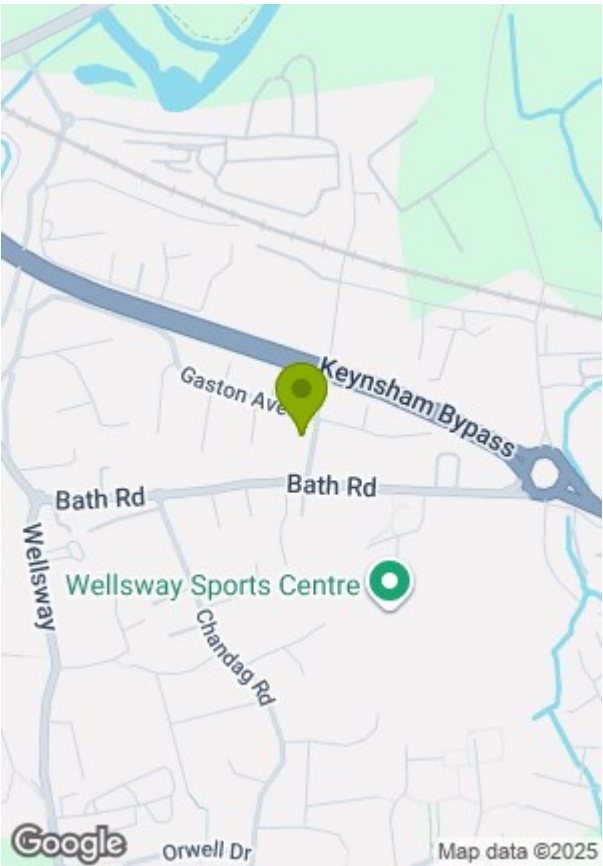


Unity Road, Keynsham, Bristol, BS31

Approximate Area = 868 sq ft / 80.6 sq m  
Garage = 121 sq ft / 11.2 sq m  
Total = 989 sq ft / 91.8 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: 1385132



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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