
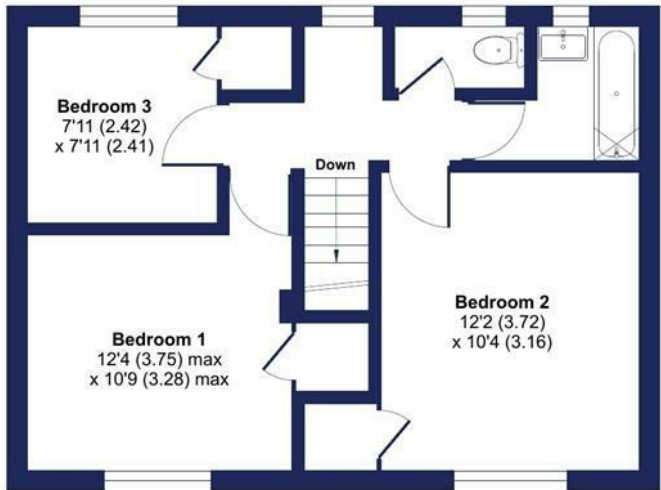


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

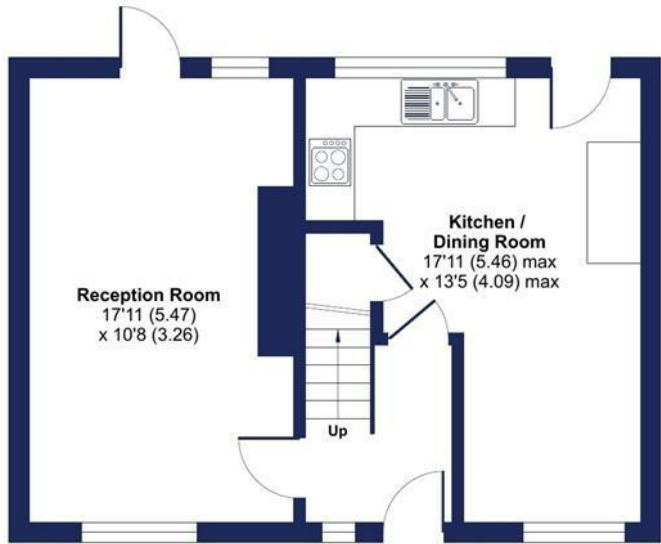
**Coronation Avenue, Keynsham, Bristol, BS31**

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1285973



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# DAVIES & WAY

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156 Coronation Avenue, Keynsham, Bristol, BS31 2QL



£275,000

A three bedroom terraced home offering scope for improvement that's marketed with no onward chain.

- Entrance hallway
- Lounge
- Kitchen/dining room
- Landing
- Three bedrooms
- Bathroom
- WC
- Off street parking
- Garden
- No onward chain





## 156 Coronation Avenue, Keynsham, Bristol, BS31 2QL

Located on a popular road, this three bedroom terraced home presents an excellent opportunity for a new owner to modernise and add their own personal touch.

The ground floor accommodation includes an entrance hallway, a spacious full-depth lounge measuring approximately 5.6m (18'4") in length, and a kitchen/dining room with direct access to the rear garden. Upstairs, the property offers three generously sized bedrooms, all featuring built-in storage, alongside a family bathroom and a separate WC.

Outside, the front of the property provides ample off-street parking, laid to hardstanding and accessed via a dropped kerb. The rear garden features a level lawn, mature trees and shrubs, and enclosed fenced boundaries.

An exciting renovation project with great potential, offered to the market with no onward chain.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 2.5m x 1.8m (8'2" x 5'10" )

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

##### LOUNGE 5.6m x 3.3m (18'4" x 10'9")

Double glazed window to front aspect, double glazed window to rear aspect, double glazed door to rear aspect overlooking and providing access to rear garden, gas flame effect fire with stone surround, radiator, power points.

##### KITCHEN/BREAKFAST ROOM 5.7m x 4.2m

**narrowing to 2.2m (18'8" x 13'9" narrowing to 7'2" )**  
Dual aspect double glazed windows to front and rear aspects, obscured double glazed door to rear aspect that provides access to the rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for oven, space and plumbing for washing machine and upright fridge/freezer. Power points, splashbacks to all wet areas, dining area offering ample space for family sized dining table and benefiting from a radiator.

#### FIRST FLOOR

##### LANDING 2.9m x 1.8m narrowing to 0.8m (9'6" x 5'10" narrowing to 2'7" )

Double glazed window to rear aspect overlooking rear garden, doors leading to rooms.

##### BEDROOM ONE 3.8m x 3.2m (12'5" x 10'5" )

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

##### BEDROOM TWO 3.3m x 3m (10'9" x 9'10" )

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

##### BEDROOM THREE 2.5m x 2.5m (8'2" x 8'2" )

Double glazed window to front aspect, built in storage cupboard housing gas combination boiler, radiator, power points.

##### BATHROOM 1.8m x 1.4m (5'10" x 4'7")

Obscured double glazed window to rear aspect, matching two piece suite comprising pedestal wash hand basin, panelled bath with electric shower over, radiator, tiled splashbacks to all wet areas.

##### WC 1.7m x 0.8m (5'6" x 2'7" )

Obscured double glazed window to rear aspect, low level WC, radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that is utilised as off street parking which was accessed via a dropped kerb, path leading to front door.

#### REAR GARDEN

Mature rear garden mainly laid to lawn with several shrubs and trees, fenced boundaries, timber shed.

#### TENURE

This property is freehold

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

#### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

