

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

St. Annes Avenue, Keynsham, Bristol, BS31

Approximate Area = 962 sq ft / 89.3 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1085 sq ft / 100.7 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). © nichecom 2025. Produced for Davies & Way. REF: 1369903



DAVIES & WAY

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48 St. Annes Avenue, Keynsham, Bristol, BS31 2EH



£325,000

A well presented, spacious three bedroom terraced home that benefits from improvements made in it's current ownership.

- Terraced ▪ Entrance hallway ▪ Living room ▪ Kitchen/diner ▪ Three bedrooms ▪ Bathroom ▪ Outbuilding ▪ Utility ▪ Garden ▪ Driveway



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48 St. Annes Avenue, Keynsham, Bristol, BS31 2EH

A beautifully presented and spacious three bedroom terraced home, thoughtfully improved by the current owners offering an ideal purchase for couples and families.

The ground floor features a welcoming entrance hallway leading to a generous living room and a full width kitchen/diner with direct access to the rear garden, while on the first floor there are three well proportioned bedrooms, all with fitted storage, and a contemporary four piece family bathroom.

Outside, the property boasts a well maintained rear garden, mainly laid to lawn, with a gravelled dining area ideal for outdoor seating with an outbuilding providing additional storage. A separate access to the outbuilding houses a modern utility space with a WC.

Further benefits include a hardstanding driveway to the front, offering convenient off street parking.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.7m x 1.8m (12'1" x 5'10")

Doors leading to ground floor rooms and staircase to first floor with storage cupboards below. Fitted unit housing fuse box, an alarm system, radiator and power points.

LIVING ROOM 4m x 3.7m (13'1" x 12'1")

Double glazed window to front aspect, electric flame effect fireplace, radiator and power points.

KITCHEN/DINING ROOM 6m x 3.4m (19'8" x 11'1")

Double glazed windows and a door to rear garden. Matching wall and base units with roll top work surfaces over and tiled splashbacks to area, integrated double oven and electric hob with extractor hood over, space and plumbing for dishwasher and fridge/freezer. One and a quarter basin with mixer tap over, wall mounted combination boiler in cupboard and a fitted desk/shelving unit. Tiled flooring, radiator and power points.

FIRST FLOOR

LANDING

Doors leading to first floor rooms, access to loft via hatch and power points.

BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2")

Double glazed windows to front aspect, built in cupboard, radiator and power points.

BEDROOM TWO 4.7m x 2.8m (15'5" x 9'2")

Double glazed window to rear aspect, two built in cupboards, radiator and power points.

BEDROOM THREE 3m x 2.2m (9'10" x 7'2")

Double glazed window to front aspect, fitted storage over the bulkhead of stairs, radiator and power points.

BATHROOM 2.9m x 1.7m (9'6" x 5'6")

Double glazed obscured window to rear aspect, panelled bath with mixer tap and shower attachment over, walk in shower cubicle with rainfall shower head, basin with storage

below and a mixer tap over and a touch screen LED mirror above. Low level WC, fully tiled walls and flooring, spotlight lighting and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to hardstanding driveway accessed via dropped kerb and side access to the rear garden that is shared with next door.

REAR GARDEN

Mainly level lawn with decorative chippings for outdoor seating. Flower bed with vast array of plants and shrubbery, mainly fenced boundaries and access to outbuilding.

OUTBUILDING

Storage space with lighting.

UTILITY ROOM

Double glazed obscured window to garden and door to WC. Base unit with work surfaces over and tiled splashbacks to area. Space and plumbing for washing machine and a basin with mixer tap over. Fitted tall unit with space for dryer, spotlight lighting and a radiator.

WC

Double glazed obscured window to side aspect, basin with storage below and mixer tap over with tiled splashbacks to area, low level WC and spotlight lighting.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to 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 O2, EE and Vodafone - all likely available (Source - Ofcom).

