

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

St. Georges Road, Keynsham, Bristol, BS31

Approximate Area = 999 sq ft / 92.8 sq m (excludes store and toilet)
Garage = 150 sq ft / 13.9 sq m
Total = 1149 sq ft / 106.7 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: 1302353



DAVIES & WAY

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49 St. Georges Road, Keynsham, Bristol, BS31 2HW



£425,000

A well cared for three bedroom semi detached home, situated on a corner plot with a detached garage.

- Semi detached ▪ Entrance hallway ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Garage ▪ Driveway ▪ Rear garden

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49 St. Georges Road, Keynsham, Bristol, BS31 2HW

This traditional and well cared for three bedroom semi-detached home sits on a prominent corner plot in the heart of Keynsham, offering convenient access to a range of local amenities, presenting an exciting opportunity for buyers looking to personalise and modernise to their own taste.

Upon entry, a welcoming vestibule leads into a bright and spacious hallway, granting access to all ground floor rooms including a lounge with a bay window, a separate dining room and a good sized kitchen. Upstairs, the first floor hosts three generously sized bedrooms, all serviced by a family bathroom.

Externally, the home sits on a generous corner plot featuring a driveway with dropped kerb access, a detached single garage, and a beautifully maintained rear garden rich with mature plants and shrubbery.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.5m x 0.7m (4'11" x 2'3")
Glazed door to entrance hallway and tiled flooring.

ENTRANCE HALLWAY 4.7m x 1.6m (15'5" x 5'2")
Double glazed window to side aspect, doors to ground floor rooms and staircase to first floor with storage cupboard below. Radiator and power points.

LOUNGE 4.3m x 3.9m (14'1" x 12'9")
Double glazed bay window to front aspect, back boiler, power points and radiator.

DINING ROOM 3.6m x 3.9m (11'9" x 12'9")
Double glazed sliding door with direct access to rear garden, radiator and power points.

KITCHEN 3m x 2.7m (9'10" x 8'10")
Double glazed window to side aspect and door with direct access to rear garden. Matching wall and base units with roll top work surfaces over, integrated oven and electric hob. Space and plumbing for white goods, sink and drainer with hot and cold taps, tiled splashbacks and power points.

FIRST FLOOR

LANDING 2.9m x 2.3m (9'6" x 7'6")
Double glazed obscured window to side aspect, doors to first floor rooms and access to lift via hatch.

BEDROOM ONE 4.3m x 3.3m (14'1" x 10'9")
Double glazed window to front aspect, cupboard housing water tank and power points.

BEDROOM TWO 3.6m x 3.3m (11'9" x 10'9")
Double glazed window to rear aspect, fitted cupboard, radiator and power points.

BEDROOM THREE 2.6m x 2.3m (8'6" x 7'6")
Double glazed window to front aspect, fitted cupboard, radiator and power points.

BATHROOM 2.3m x 1.8m (7'6" x 5'10")

Double glazed obscured window to rear aspect, bath with hot and cold taps and electric shower over, pedestal wash hand basin with hot and cold taps and a low level WC. Radiator and tiled walls.

EXTERIOR

FRONT OF PROPERTY

Laid to concrete driveway accessed via a dropped kerb and giving access to detached garage. Gated side access to rear garden, raised laid to chipping area and a stone wall boundary to front.

REAR GARDEN

Landscaped with level lawn, patio area for outdoor dining, a vast array of plants and shrubbery and mainly fenced boundaries. Area of laid to gravel to the side of the property. Doors to outside WC and coal shed.

GARAGE 5m x 2.6m (16'4" x 8'6")

Single glazed window to rear to rear aspect, up and over garage door, wooden pedestrian door to garden and an inspection pit.

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 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, Three and Vodafone - all likely available (Source - Ofcom).

