

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	

Cherwell Road, Keynsham, Bristol, BS31

Approximate Area = 589 sq ft / 54.7 sq m
Outbuilding = 8 sq ft / 0.7 sq m
Total = 597 sq ft / 55.4 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 2026. Produced for Davies & Way. REF: 1423680



DAVIES & WAY

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22 Cherwell Road, Keynsham, Bristol, BS31 1QT



£240,000

A bright and airy two double bedroom garden Apartment that's marketed with no onward chain.

- Ground Floor Apartment
- Private entrance
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Private garden
- Marketed with no onward chain

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22 Cherwell Road, Keynsham, Bristol, BS31 1QT

Enjoying a pleasant cul de sac setting directly fronting onto an adjoining green and backing onto playing fields, this spacious two double bedroom ground floor apartment offers single storey living throughout and benefits from its own private rear garden, making it an ideal purchase for those downsizing or seeking an alternative to a bungalow.

The property is accessed via a private entrance which leads into an internal hallway providing access to the living space which comprises a generous lounge/dining room measuring approximately 5m (16'4") in length, creating a comfortable area for both relaxing and entertaining. From here, a double galley style kitchen is found which overlooks and provides direct access to the rear garden. The home further offers two well proportioned double bedrooms, both benefiting from built in wardrobes, along with a modern three piece bathroom.

Externally, the property enjoys a generous rear garden designed with ease of maintenance in mind, predominantly laid to stone chippings and enclosed by fence and shrub boundaries. The garden further benefits from a patio seating area and timber greenhouse. In addition, there is a sizeable side garden which offers potential for extension or the installation of a garden room, subject to obtaining the necessary consents.

INTERIOR

GROUND FLOOR

HALLWAY 1.2m x 1m (3'11" x 3'3")

Glazed door leading to lounge/dining room.

LOUNGE/DINING ROOM 5m x 4.4m narrowing to 3.4m (16'4" x 14'5" narrowing to 11'1")

Double glazed window to front aspect, radiators, power points, built in storage cupboard, doors leading to rooms.

KITCHEN 2.7m x 2.6m (8'10" x 8'6")

Double glazed windows and door overlooking and providing access to rear garden. Kitchen comprising range of soft close wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, space and plumbing for washing machine and fridge, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.1m x 2.7m (13'5" x 8'10")

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

BEDROOM TWO 3m x 2.7m (9'10" x 8'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Laid mainly to lawn, shared path leading to front door, brick storage shed and gated path leading to rear garden.

REAR GARDEN

Spacious rear garden that the Apartment has sole use of with stone chippings, shrub and fenced boundaries. Well stocked flower beds, patio, timber summerhouse, gated side garden leading to front of property.

GARAGE

Single garage located nearby within a block that's accessed via up and over door.

TENURE

This property is leasehold. There is a crossover lease in place with approximately 981 years remaining.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

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).

