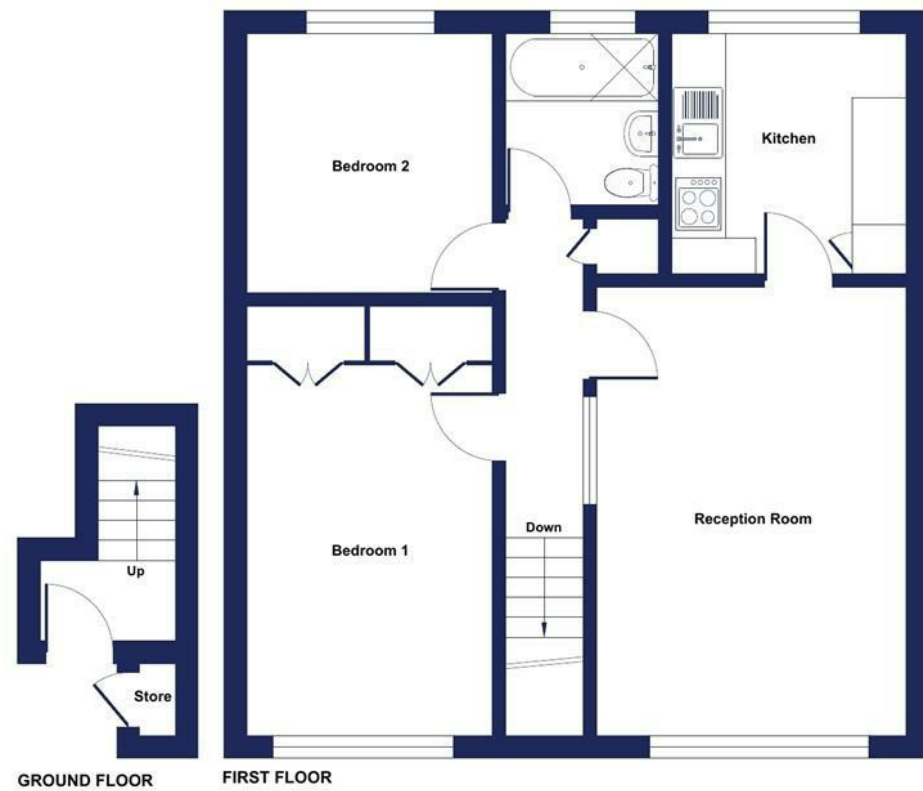


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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 = 639 sq ft / 59.3 sq m (excludes store)  
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: 1335920



[www.daviesandway.com](http://www.daviesandway.com)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

## 19 Cherwell Road, Keynsham, Bristol, BS31 1QT



£210,000

A well cared for two bedroom first floor flat boasting countryside views to the rear, offered to the market with no onward chain.

- No onward chain
- First floor flat
- Reception room
- Kitchen
- Two double bedrooms
- Bathroom
- Cul de sac location
- Countryside views



# 19 Cherwell Road, Keynsham, Bristol, BS31 1QT

Offered to the market with no onward chain, this well cared for two double bedroom first floor flat offers an ideal purchase for first time buyers or downsizers to add their own stamp to.

Internally the property is accessed via a private entrance with stairs that rise to the first floor landing. From here, the remaining accommodation is found which comprises of a generous lounge, fitted kitchen with delightful views of countryside, a three piece suite bathroom and two double bedrooms with the main benefiting from built in storage.

Further benefits include an outside store to the front of the property.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY

Staircase leading to first floor.

#### FIRST FLOOR

#### LANDING

Doors leading to first floor rooms and a storage cupboard.

#### RECEPTION ROOM 4.9m x 3.4m (16'0" x 11'1" )

Double glazed window to front aspect, door leading to kitchen, radiator and power points.

#### KITCHEN 2.6m x 2.6m (8'6" x 8'6" )

Double glazed window to rear aspect, matching wall and base units with work surfaces over with spaces and plumbing for washing machine and other white goods. Sink and drainer with mixer tap over and tiled splashback to area. Wall mounted gas Worcester combination boiler, radiator and power points.

#### BEDROOM ONE 4.2m x 2.7m (excluding wardrobes) (13'9" x 8'10" (excluding wardrobes) )

Double glazed window to front aspect, built in wardrobes, radiator and power points.

#### BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10" )

Double glazed window to rear aspect, boasting countryside views, radiator and power points.

#### BATHROOM 1.9m x 1.6m (6'2" x 5'2" )

Double glazed obscured window to rear aspect, panelled bath with hot and cold taps and electric shower over, pedestal wash hand basin with hot and cold taps, WC, tiled walls to wet areas and a radiator.

## EXTERIOR

### FRONT OF PROPERTY

Outside store cupboard and an outside light.

## TENURE

This property is leasehold. The Lease is for 158 years from 24th June 1996. There is a peppercorn ground rent. No service charges are payable.

## 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).

