

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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
		

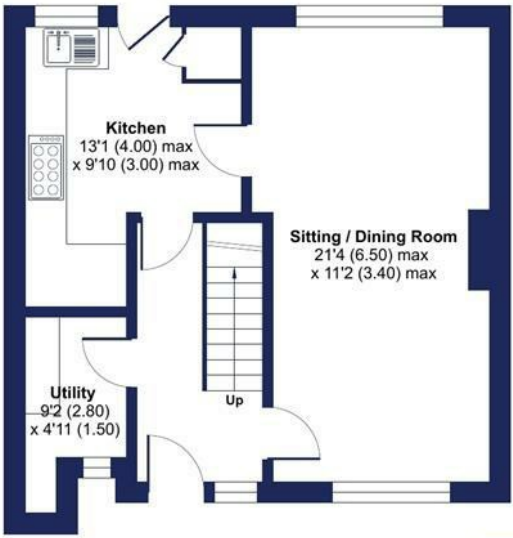
Caernarvon Road, Keynsham, Bristol, BS31

Approximate Area = 928 sq ft / 86.2 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: 1286972



DAVIES & WAY

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44 Caernarvon Road, Keynsham, Bristol, BS31 2PE



Offers In Excess Of £300,000

A spacious three bedroom terraced home boasting a landscaped low maintenance rear garden, ideal for first time buyers and families.

- Terraced home
- Driveway
- Entrance hallway
- Living/dining room
- Kitchen
- Utility
- Landing
- Three bedrooms
- Bathroom
- Rear garden

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44 Caernarvon Road, Keynsham, Bristol, BS31 2PE

This three bedroom terraced home offers spacious and well cared for accommodation for buyers to add their own stamp to, ideally suited for families and first time buyers.

The ground floor accommodation consists of an entrance hallway, a spacious full-depth sitting / dining room, a modern kitchen with direct access to the rear garden and a useful utility room. To the first floor, three generously sized bedrooms are found serviced by a contemporary family bathroom.

Externally, the front of the property benefits from laid to hardstanding to provide off-street parking accessed via a dropped kerb while the rear garden has been landscaped with laid to artificial lawn and patio area for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 1.7m (11'1" x 5'6")

Doors leading to ground floor rooms and staircase to first floor. Tiled Flooring and a radiator.

SITTING/DINING ROOM 6.3m x 3.4m (20'8" x 11'1")

to maximum points. Double glazed windows to both aspects, door leading to kitchen, radiators and power points.

KITCHEN 3.3m x 3m (10'9" x 9'10")

Double glazed window and door to rear garden. Matching wall and base units with work surfaces over and under cabinet lighting. Stoves range cooker with extractor over, pantry cupboard with plumbing for dishwasher, tiled flooring and splashbacks, underfloor heating and power points.

UTILITY ROOM 2m x 1.5m (6'6" x 4'11")

Double glazed obscured window to front aspect, work surfaces with plumbing and space for washing machine and tumble dryer below, wall units, tiled flooring and power points.

FIRST FLOOR

LANDING 2.9m x 0.8m (9'6" x 2'7")

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

BEDROOM ONE 3.7m x 3.2m (12'1" x 10'5")

Double glazed window to front aspect, fitted wardrobe, radiator and power points.

BEDROOM TWO 3.6m x 2.4m (11'9" x 7'10")

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

BEDROOM THREE 3.2m x 2.5m (10'5" x 8'2")

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

BATHROOM 2.5m x 2.4m (8'2" x 7'10")

Double glazed obscured windows to rear aspect, panelled bath with mixer tap and shower off mains with rainfall attachment over and a glass shower panel. Wash hand basin with mixer tap over and storage cupboard below, low level WC, tiled flooring and splashbacks to wet areas, heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to concrete providing off street parking accessed via a dropped kerb.

REAR GARDEN

Mainly laid to artificial lawn with patio area for outdoor dining and fenced boundaries.

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).

