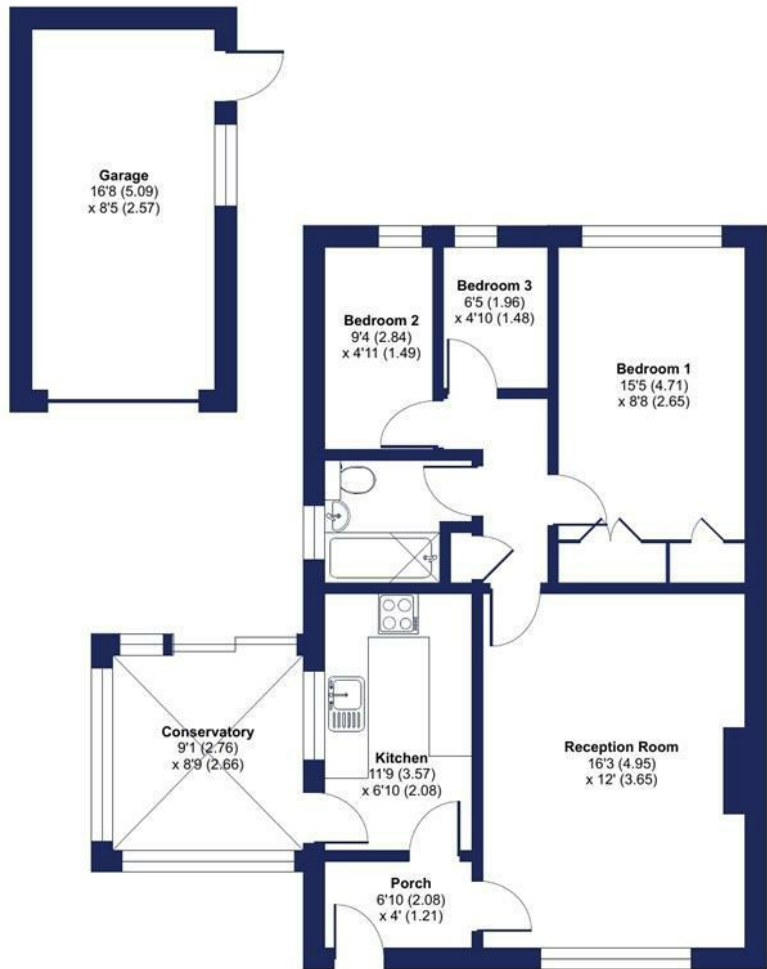


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Firs Court, Keynsham, Bristol, BS31

Approximate Area = 719 sq ft / 66.8 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 860 sq ft / 79.9 sq m
For identification only - Not to scale



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: 1253902

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DAVIES & WAY

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1 Firs Court, Keynsham, Bristol, BS31 2RD



£280,000

A sympathetically extended two/three bedroom bookend bungalow that's located within a generous corner plot.

- Entrance hallway ▪ Lounge ▪ Kitchen ▪ Conservatory ▪ Two/Three bedrooms ▪ Bathroom ▪ Gardens ▪ Garage



1 Firs Court, Keynsham, Bristol, BS31 2RD

Situated within a generous corner plot, this sympathetically extended bookend bungalow offers remodelled accommodation including the separation of the second bedroom into a smaller bedroom and an office, as well as the addition of a delightful conservatory that enjoys garden views.

Internally all accommodation is arranged over a single floor and consists of an entrance hallway, a lounge measuring 5m ('16.4') in length, a double galley style kitchen which leads to a delightful conservatory that's currently used as a garden and dining room. The home further benefits from three bedrooms (occupying in the footprint of two original bedrooms) and a family bathroom.

Externally the home sits within a generous corner plot and to the front offers a low maintenance garden mainly laid to stone chippings and flower beds, while the rear enjoys a large side garden which is ripe for extension into (subject to obtaining the necessary consents) and offers a lawn, well stocked flower beds and a level patio. The property further benefits from a single garage that's located in the rear of the garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.2m x 2.1m (3'11" x 6'10")
Radiator, doors leading to rooms.

LOUNGE 5m x 3.6m (16'4" x 11'9")
Double glazed window to front aspect, radiator, power points. Door leading to internal hallway.

KITCHEN 3.6m x 2.1m (11'9" x 6'10")
Double glazed window to side aspect to conservatory. Kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated electric oven with four ring hob over, space and plumbing for washing machine, space and power for upright fridge/freezer, wall mounted gas combination boiler, radiator, power points, door leading to conservatory.

CONSERVATORY 3.2m x 3m (10'5" x 9'10")
Triple aspect double glazed windows to front, rear and side aspects, double glazed sliding doors to rear aspect providing access to rear garden, fully glazed roof, radiator, power points.

INTERNAL HALLWAY 2.8m x 1.6m narrowing to 0.8m (9'2" x 5'2" narrowing to 2'7")
Built in storage cupboard, doors leading to rooms.

BEDROOM ONE 4.2m x 2.7m (13'9" x 8'10")
Double glazed window to rear aspect overlooking rear garden, built in wardrobes, radiator, power points.

BEDROOM TWO 2.9m x 1.5m (9'6" x 4'11")
Double glazed window to rear aspect, radiator, power points.

BEDROOM THREE/STUDY 2m x 1.5m (6'6" x 4'11")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 2m x 1.7m (6'6" x 5'6")
Obscured double glazed window to side aspect, access to loft via hatch, matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings with well stocked flower beds, path and steps leading to front door.

REAR GARDEN

Mainly laid to lawn with fenced boundaries, well stocked flower beds, patio ideal for al fresco dining, gate leading to front garden, pedestrian access to garage.

GARAGE

Single garage located at rear of the garden, accessed via wooden door with pedestrian door leading to rear garden.

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).

