

| 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                                   | 55                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 73        |

Chandos Road, Keynsham, Bristol, BS31

Approximate Area = 861 sq ft / 79.9 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 2026. Produced for Davies & Way. REF: 1441672



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2 Chandos Road, Keynsham, Bristol, BS31 2DB



Offers In Excess Of £350,000

An excellently located three bedroom end of terrace home that's marketed with no onward chain.

- End of terrace
- Lounge
- Kitchen/Dining room
- Three bedrooms
- Family bathroom
- Off street parking
- Generous rear garden
- Marketed with no onward sales chain



## 2 Chandos Road, Keynsham, Bristol, BS31 2DB

Enjoying a highly convenient position within easy reach of Keynsham town centre and the mainline railway station, this three bedroom end of terrace home is set within generous gardens and is offered to the market with no onward chain.

Internally, the ground floor is entered via a welcoming hallway leading to a bay-fronted lounge with feature gas fireplace. To the rear, a full-width kitchen/dining room overlooks the garden, providing an excellent space for everyday living with direct garden access. To the first floor, the property offers three well-proportioned bedrooms and a three piece family bathroom.

Externally, the property occupies a notably generous plot. The front garden is predominantly laid to tarmac, accessed via a dropped kerb and providing ample off-street parking. The rear garden extends to approximately 23m (75'), offering a substantial level lawn, a generous patio seating area, well stocked flower beds and a selection of small trees. The size of the plot also presents excellent potential for extension, subject to obtaining the necessary consents.

Offered for sale with no onward chain, this is an ideal purchase for couples and families seeking a well-located home with scope to enhance and add value.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Radiator, meter cupboard, stairs rising to first floor landing, door leading to lounge.

##### LOUNGE 5m x 4m into bay (16'4" x 13'1" into bay )

to maximum points. Double glazed bay window to front aspect, feature gas fireplace with stone surround, radiator, power points, door leading to kitchen/dining room.

##### KITCHEN/DINING ROOM 6.1m x 3.1m (20'0" x 10'2" )

Double glazed windows to rear and side aspects, double glazed door to rear aspect and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, gas hob with extractor fan over, space and plumbing for washing machine, dishwasher and freestanding fridge/freezer. Radiator, power points, ample space for family sized dining table.

#### FIRST FLOOR

##### LANDING

Radiator, power points, doors leading to rooms.

##### BEDROOM ONE 4.1m x 3.4m (13'5" x 11'1" )

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

##### BEDROOM TWO 3.2m x 3.1m (10'5" x 10'2" )

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

##### BEDROOM THREE 2.6m x 2.2m (8'6" x 7'2" )

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

##### BATHROOM 2.3m x 2.2m (this measurement includes bulkhead) (7'6" x 7'2" (this measurement includes bulkhead))

Obscured double glazed window to front aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to tarmac drive that's accessed via a dropped kerb and provides ample parking. Shrub and fenced boundaries, well stocked flower beds, gated path leading to rear garden, path leading to front door.

#### REAR GARDEN

Generous rear garden measuring approximately 23m x 7.4m (75.5' x 24.3') that is mainly laid to lawn and benefits from fenced boundaries, a patio, well stocked flower beds and several small trees.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://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 and Vodafone - all likely available (Source - Ofcom).

