

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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		

## Box Walk, Keynsham, Bristol, BS31

Approximate Area = 860 sq ft / 79.9 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 985 sq ft / 91.5 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: 1396093



7 Box Walk, Keynsham, Bristol, BS31 2RJ



£325,000

A rare opportunity to purchase a spacious and versatile three bedroom, semi detached bungalow.

- Semi detached ▪ Bungalow ▪ Entrance hallway ▪ Lounge / dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Front and rear gardens ▪ Off street parking ▪ Garage



## 7 Box Walk, Keynsham, Bristol, BS31 2RJ

Set within a generous plot, this sympathetically extended end of terrace bungalow offers spacious and well balanced accommodation, including three well proportioned bedrooms.

The internal layout is arranged across a single level and comprises an entrance porch leading into a welcoming hallway, a bright lounge/diner and a modern kitchen with direct access to the garden. The accommodation is completed by three bedrooms and a family bathroom.

Externally, the property occupies a generous plot. The front garden is low maintenance and predominantly laid to stone chippings, while the rear features a large side garden with artificial lawn and a patio area ideal for outdoor seating. Additional benefits include a single garage located within a nearby block and off street parking to the rear of the property.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 1.4m x 0.7m (4'7" x 2'3")

Double glazed obscured door leading to entrance hallway.

##### ENTRANCE HALLWAY

Access to all ground floor rooms, cupboard housing meters, radiator and power points.

##### LOUNGE/DINING ROOM 4.8m x 3.6m (15'8" x 11'9" )

Double glazed window to front aspect, feature electric fireplace with stone surround and wooden mantle, radiator and power points.

##### KITCHEN 4.2m x 2.4m (13'9" x 7'10")

Double glazed window and door to rear garden. Matching high gloss wall and base units with wood effect laminate work surfaces over and tiled splashbacks to area. Integrated double oven and electric hob with extractor hood over. Spaces and plumbing for both washing machine and dishwasher, one and a quarter porcelain sink with mixer tap over, radiator and power points.

##### BEDROOM ONE 4.8m x 2.7m (15'8" x 8'10" )

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

##### BEDROOM TWO 3.3m x 2.8m (10'9" x 9'2" )

Double glazed window to front aspect and sliding patio door to rear garden. Wooden flooring, radiator and power points.

##### BEDROOM THREE 2.9m x 2.7m (9'6" x 8'10" )

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

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

Double glazed obscured window to side aspect, panelled bath with taps and shower attachment over, vanity unit with basin with mixer tap over and a wc with hidden cistern. Fully tiled walls and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to decorative chipping with a concrete pathway leading to front entrance door.

#### REAR GARDEN

Laid to patio area for outdoor seating and pathway leading to off street parking and rear gate access. Artificial lawn area and a raised area.

#### OFF STREET PARKING

Gated rear access to laid to hardstanding area of parking for ample vehicles.

#### GARAGE

Located in a nearby block.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A 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, Three and Vodafone - all likely available (Source - Ofcom).

