

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

Nash Close, Keynsham, Bristol, BS31

Approximate Area = 628 sq ft / 58.3 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 663 sq ft / 61.5 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: 1437658



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DAVIES & WAY

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2 Nash Close, Keynsham, Bristol, BS31 1LY



£225,000

A modern two double bedroom first floor Apartment that's offered to the market with no onward chain.

- Apartment
- First floor
- Private entrance
- Open plan lounge/kitchen
- Two double bedrooms
- Bathroom
- Private garden
- No onward sales chain



## 2 Nash Close, Keynsham, Bristol, BS31 1LY

A bright and well presented two double bedroom first floor apartment, offering recently improved accommodation ideally suited to first time buyers, downsizers and investors alike. The property is available either with a tenant in situ or with vacant possession, providing excellent flexibility for a range of purchasers.

Internally, the property benefits from its own private entrance with stairs rising to the first floor. A welcoming hallway provides useful built in storage and loft access, and leads through to a superb full width open plan lounge/kitchen measuring 6.3m (20'8"). This impressive space enjoys a pleasant outlook over the garden and features a modern fitted kitchen with integrated appliances and a convenient breakfast bar. The accommodation is completed by two well proportioned double bedrooms and a contemporary three piece bathroom.

Externally, the property further benefits from a private rear garden, accessed via the neighbouring ground floor garden, along with a useful brick-built storage shed.

### INTERIOR

#### GROUND FLOOR

##### **ENTRANCE HALLWAY 1.1m x 0.9m (3'7" x 2'11" )**

Built in storage cupboard, radiator, stairs rising to first floor.

#### FIRST FLOOR

##### **LANDING 3.4m x 1m (11'1" x 3'3" )**

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard, doors leading to rooms, opening leading to open plan lounge/kitchen.

##### **OPEN PLAN LOUNGE/KITCHEN 6.3m x 4.5m narrowing to 4.0m (20'8" x 14'9" narrowing to 13'1" )**

Dual double glazed windows to rear aspect, lounge benefitting from a radiator, power points and ample seating space. Kitchen comprising range of matching wall and base units with roll top work surfaces, integrated electric oven with electric hob and extractor fan over, wash hand basin with mixer tap over, integrated fridge/freezer, space and plumbing for washing machine, inset breakfast bar, power points, tiled splashbacks to all wet areas.

##### **BEDROOM ONE 4.5m x 3.0m (14'9" x 9'10" )**

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

##### **BEDROOM TWO 3.4m x 3.2m (11'1" x 10'5" )**

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

##### **BATHROOM 2m x 1.7m (6'6" x 5'6" )**

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### GARDEN

Accessed through the ground floor Apartment's garden and mainly laid to lawn with fenced boundaries, brick storage shed.

#### TENURE

This property is leasehold. There is approximately 933 years remaining and a peppercorn groundrent of £9 per annum payable.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website.

#### ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

