
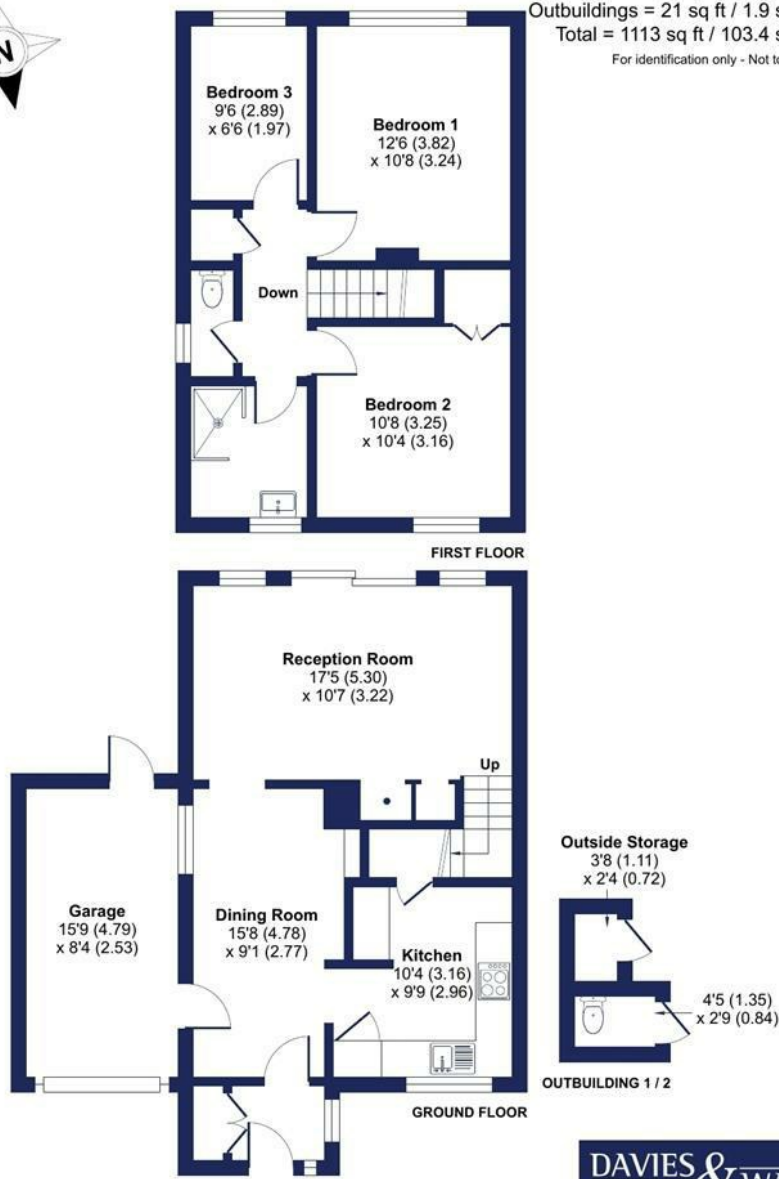


1 High Street, Keynsham, Bristol, BS31 1DP
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Waveney Road, Bristol, BS31

Approximate Area = 962 sq ft / 89.4 sq m
Garage = 130 sq ft / 12.1 sq m
Outbuildings = 21 sq ft / 1.9 sq m
Total = 1113 sq ft / 103.4 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 2025. Produced for Davies & Way. REF: 1297229



28 Waveney Road, Keynsham, Bristol, BS31 1RX



£425,000

A well proportioned three bedroom semi detached home that's located on the Wellsway side of town and is marketed with no onward chain.

- Lounge ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Shower room ▪ WC ▪ Garage ▪ Gardens ▪ No onward sales chain

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28 Waveney Road, Keynsham, Bristol, BS31 1RX

Situated in a peaceful residential area on the sought after Wellsway side of town, this well maintained three bedroom semi-detached home is ideally located near Manor Road playing fields and the Wellsway school complex. Recently improved throughout, the accommodation is perfectly suited for family living.

The ground floor comprises an entrance porch leading into a welcoming dining room, which connects to a fitted kitchen. To the rear, a full-width lounge features a charming wood-burning stove and offers direct access to the garden, an ideal space for relaxing and entertaining. Upstairs, there are three well proportioned bedrooms, a modern shower room, and a separate WC.

Outside, both the front and rear gardens enjoy level lawns and well-stocked flower beds. The front also benefits from a good-sized driveway accessed via a dropped kerb, while the rear garden enjoys a sunny aspect and features a generous patio area that's perfect for outdoor dining.

Offered to the market with no onward chain, this delightful home is ideal for families looking to upsize, with the added potential to extend (subject to the necessary consents) and create further accommodation if desired.

INTERIOR

GROUND FLOOR

PORCH 1.7m x 1.4m (5'6" x 4'7")

Obscured dual aspect windows to front and side aspects, built in storage cupboard, glazed door leading to dining room.

DINING ROOM 4.8m x 2.5m (15'8" x 8'2")

Double glazed window to side aspect, radiator, power points, opening and breakfast bar leading to kitchen.

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

Double glazed window to front aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and power supply for electric oven, space and power for upright fridge/freezer, space and plumbing for dishwasher, power points, tiled splashbacks to all wet areas, inset breakfast bar, pantry storage cupboard and understairs storage cupboard, radiator.

LOUNGE 5.3m x 3.3m (17'4" x 10'9")

Double glazed sliding door to rear aspect overlooking and providing access to rear garden, radiator, power points, exposed floorboards, feature woodburning stove with stone surround, stairs leading to first floor.

FIRST FLOOR

LANDING 2.9m x 1.1m (9'6" x 3'7")

Access to loft via hatch, built in storage cupboard housing gas combination boiler, doors leading to rooms.

BEDROOM ONE 4m x 3.3m (13'1" x 10'9")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, radiator, power points.

BEDROOM TWO 3.3m x 3.2m (10'9" x 10'5")

Double glazed window to front aspect, radiator, power points, built in storage cupboard.

BEDROOM THREE 2.9m x 2m (9'6" x 6'6")

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

SHOWER ROOM 2.2m x 2m (7'2" x 6'6")

Obscured double glazed window to front aspect, contemporary two piece suite comprising wash hand basin with mixer tap over and walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

WC 1.8m x 0.8m (5'10" x 2'7")

Obscured double glazed window to side aspect, low level WC, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Pretty front garden mainly laid to lawn with well stocked flower beds, off street parking for several vehicles accessed via a dropped kerb and leading to garage, path leading to front door, gated lane access to rear garden.

REAR GARDEN

To a sunny aspect. Mainly laid to lawn with wall and fenced boundaries, well stocked flower beds, generous patio ideal for entertaining, two block built storage sheds, pedestrian access to garage, gated access to front of property.

GARAGE 4.8m x 2.5m (15'8" x 8'2")

Accessed via up and over door with internal access to the dining room and obscured double glazed door leading to the rear garden, benefitting from power and lighting.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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

The property contains historic covenants.

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).

