

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

## Berkeley Gardens, Keynsham, Bristol, BS31

Approximate Area = 930 sq ft / 86.3 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1408993



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# DAVIES & WAY

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6 Berkeley Gardens, Keynsham, Bristol, BS31 2PN



£300,000

A well cared for three bedroom terraced home offering spacious accommodation well suited to first time buyers and families.

▪ Terraced ▪ Lounge/Diner ▪ Kitchen ▪ Utility ▪ WC ▪ Three bedrooms ▪ Bathroom ▪ Off street parking ▪ Garage ▪ Front and rear gardens



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## 6 Berkeley Gardens, Keynsham, Bristol, BS31 2PN

Offering generous living space throughout, this three bedroom home is perfectly suited to first time buyers, growing families, or those looking to downsize.

The property is accessed via a spacious kitchen, which leads through to a full length living room. This versatile space features French doors opening onto both the front and rear gardens, with a centrally positioned spiral staircase. The ground floor also includes a practical utility room and a convenient downstairs WC. Upstairs, there are three well proportioned bedrooms, all served by a modern family bathroom.

Externally, the property enjoys lawned gardens to both the front and rear. Additional benefits include off street parking at the rear, along with access to a single garage.

### INTERIOR

#### GROUND FLOOR

##### LOUNGE/DINER 7.6m x 3.2m (24'11" x 10'5" )

Double glazed French doors to both front and rear aspects, spiral staircase to first floor, feature fireplace mantle, radiators and power points.

##### KITCHEN 3.2m x 2.7m (10'5" x 8'10" )

Double glazed window and obscured door to front of property. Opening to lobby and a door to lounge/diner. Wall and base units with laminate work surfaces over with integrated grill/oven and gas hob. Space and plumbing for dishwasher, sink and drainer with mixer tap over, tiled walls to wet areas, heated towel rail and power points.

##### LOBBY 2.4m x 1m (7'10" x 3'3" )

Double glazed obscured door to rear garden, doors to utility and WC. Radiator and power points.

##### UTILITY ROOM 1.5m x 1.9m (4'11" x 6'2" )

Space and plumbing for washing machine and power points.

##### WC 1.6m x 0.9m (5'2" x 2'11" )

Double glazed obscured window to rear aspect, wash hand basin with hot and cold taps over, low level WC and halfway tiled walls.

#### FIRST FLOOR

##### LANDING

Double glazed window to rear aspect and doors to first floor rooms. Storage cupboard and power point.

##### BEDROOM ONE 3.9m x 3.2m (12'9" x 10'5" )

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

##### BEDROOM TWO 4.2m x 2.7m (13'9" x 8'10" )

Double glazed windows to front aspect, fitted cupboards, radiator and power points.

##### BEDROOM THREE 3.4m x 2.2m (11'1" x 7'2" )

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

##### BATHROOM 1.8m x 1.7m (5'10" x 5'6" )

Double glazed obscured window to rear aspect, panelled bath with taps and shower over, vanity basin unit with mixer tap over, low level WC. Tiled walls to wet areas and a radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly level lawn surrounded by low level fences with a shared path to front door between house number 6 and 7. Patio area and raised flower bed.

#### REAR GARDEN

Laid to lawn with hardstanding pathway. Decking area for outdoor seating and gated access to off street parking.

#### OFF STREET PARKING

Laid to hardstanding space to rear of property and providing access to garage.

##### GARAGE 4.8m x 2.4m (15'8" x 7'10" )

Up and over garage door, pedestrian door to rear will be fitted.

### 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.

### 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).

