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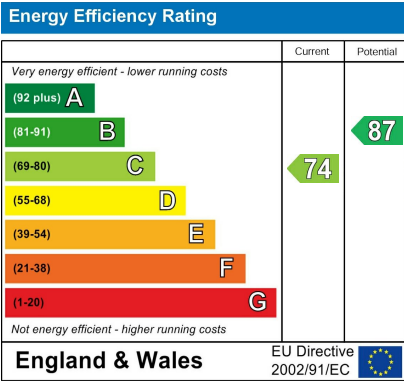
5 Laburnum Walk, Keynsham, Bristol, BS31 2RX



£280,000

A well cared for three bedroom terraced home ready for buyers to add their own stamp to, ideal for first time buyers and families.

- Terraced ▪ Living room ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Garage ▪ Front garden ▪ Rear garden ▪ No onward chain

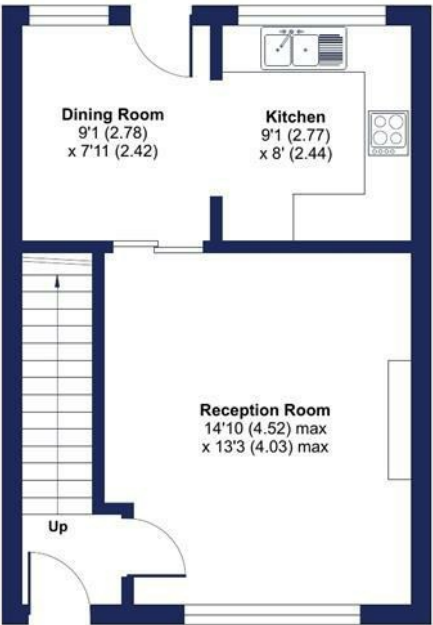


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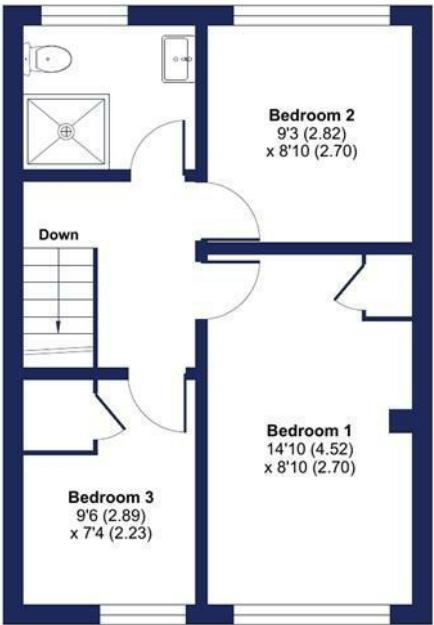
Approximate Area = 802 sq ft / 74.5 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 945 sq ft / 87.7 sq m  
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

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: 1283272.



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## 5 Laburnum Walk, Keynsham, Bristol, BS31 2RX

This well-proportioned three-bedroom terraced home presents a fantastic opportunity for first-time buyers looking to add their own personal touch.

The ground floor accommodation comprises an entrance hallway that leads to a spacious living room, a separate dining room, and a recently modernised kitchen. Upstairs, the property offers three bedrooms, including two generous doubles and a single, as well as a family bathroom.

Externally, the home boasts a low-maintenance front garden laid to patio, and a private rear garden mainly laid to lawn with a patio area perfect for outdoor dining. A rear gate offers convenient access, and the property further benefits from a single garage located in a nearby block.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Door leading to living room, staircase to first floor and a radiator.

##### LIVING ROOM 4.5m x 4m (14'9" x 13'1" )

Double glazed window to front aspect, obscured glazed door leading to dining room and an understairs storage cupboard. Feature fireplace with a wooden mantle, radiator and power points.

##### DINING ROOM 2.8m x 2.4m (9'2" x 7'10" )

Double glazed window and door to rear garden, metal archway feature leading to kitchen, radiator and power points.

##### KITCHEN 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to rear aspect, matching wall and base units with work surfaces over, integrated electric hob with extractor over, spaces and plumbing for washing machine and fridge/freezer, one and a quarter sink with mixer tap over and tiled splashbacks. Wall mounted Worcester combination boiler and power points.

#### FIRST FLOOR

##### LANDING

Doors to first floor rooms and access to loft via a hatch.

##### BEDROOM ONE 4.5m x 2.7m (14'9" x 8'10" )

Double glazed window to front aspect, airing cupboard, radiator and power point.

##### BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10" )

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

##### BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2" )

Double glazed window to front aspect, built in storage cupboard over bulkhead off stairs, radiator and power points.

##### BATHROOM 2.2m x 1.8m (7'2" x 5'10" )

Double glazed obscured window to rear aspect, walk in shower off mains, pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls and a radiator.

#### EXTERIOR

##### FRONT OF PROPERTY

Mainly laid to patio slabs for low maintenance front garden.

##### REAR GARDEN

Mainly laid to lawn with patio for outdoor dining and patio slabbed pathway leading to rear gate, wall and fenced boundaries and mix of well established shrubbery.

##### GARAGE

Single garage in block with up and over garage door.

##### TENURE

This property is freehold

##### 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. 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).

