

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lincoln Close, Keynsham, Bristol, BS31

Approximate Area = 796 sq ft / 73.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1422629



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

19 Lincoln Close, Keynsham, Bristol, BS31 2LJ



£300,000

A recently redecorated three bedroom end of terrace home that's offered to the market with no onward chain.

- End of Terrace
- Entrance hallway
- Lounge/dining room
- Kitchen
- Landing
- Three bedrooms
- Shower room
- Front and rear gardens
- No onward sales chain

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



19 Lincoln Close, Keynsham, Bristol, BS31 2LJ

A well presented and recently redecorated three bedroom end of terrace home, enjoying a traffic free setting overlooking an adjoining green. Offered to the market with no onward chain, the property represents an excellent opportunity for both couples and families alike.

Internally, the ground floor comprises a welcoming entrance hallway leading to a generous bay fronted lounge/dining room measuring approximately 7m (22'11") in length, providing ample space for both seating and dining. The ground floor is completed by a modern fitted kitchen which benefits from a recently installed Worcester gas combination boiler. To the first floor, the property offers three well balanced bedrooms together with a contemporary three piece family shower room.

Externally, the home occupies a corner plot and benefits from larger than typical gardens. The front and side gardens are predominantly laid to lawn and enclosed by established shrub boundaries, while the rear garden enjoys a sunny south westerly aspect and is mainly laid to lawn with fenced boundaries, complemented by patio seating areas and a useful brick built storage shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.5m x 2.1m (14'9" x 6'10")
Double glazed window to front aspect, radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM 7m x 3.5m (22'11" x 11'5")
to maximum points into bay. Double glazed bay window to front aspect, double glazed window to rear aspect overlooking rear garden, radiators, power points, feature gas flame effect fire with wooden mantel over.

KITCHEN 2.8m x 2.5m (9'2" x 8'2")
Double glazed window to side aspect, obscured double glazed door to rear aspect providing access to rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and gas supply for oven, space and power for upright fridge/freezer and washing machine. Modern gas combination boiler, power points, splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.1m x 1.8m (6'10" x 5'10")
Double glazed window to side aspect, access to loft via hatch. Doors leading to rooms.

BEDROOM ONE 3.8m x 3m (12'5" x 9'10")
Double glazed window to front aspect, built in storage cupboard, radiator, power points.

BEDROOM TWO 3.2m x 2.5m (10'5" x 8'2")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 2.7m x 2.5m (this measurement includes bulkhead) (8'10" x 8'2" (this measurement includes bulkhead))
Double glazed window to side aspect, radiator, power points.

SHOWER ROOM 2.3m x 1.6m (7'6" x 5'2")
Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with electric shower over, heated towel rail, extractor fan, splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to lawn with shrub boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN
Mainly laid to lawn with fenced boundaries, patios, several small trees, mature flower beds, brick built storage shed.

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 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 O2, EE and Vodafone - all likely available (Source - Ofcom).

