

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Queens Road, Keynsham, Bristol, BS31

Approximate Area = 890 sq ft / 82.6 sq m (excludes alleyway)

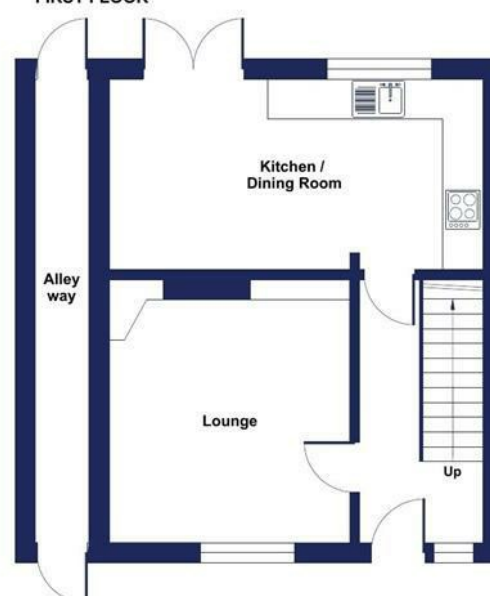
Outbuilding = 53 sq ft / 4.9 sq m

Total = 943 sq ft / 87.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

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: 1521981



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95 Queens Road, Keynsham, Bristol, BS31 2NU



£285,000

A well proportioned three bedroom terraced home ideal for buyers to add their own stamp to and make their own.

- Terraced house
- Entrance hallway
- Lounge
- Kitchen/Dining room
- Three bedrooms
- Landing
- Bathroom
- Driveway
- Garden
- Outbuilding



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95 Queens Road, Keynsham, Bristol, BS31 2NU

A spacious three bedroom terraced home, ideally suited to first time buyers and families alike, offering excellent potential for a purchaser to add their own stamp.

Internally, the property is entered via a welcoming entrance hallway which leads to a well proportioned lounge and a kitchen/dining room with French doors providing direct access to the rear garden. To the first floor are three well proportioned bedrooms, all serviced by a family bathroom.

Externally, the front of the property is predominantly laid to hardstanding, creating off street parking via a dropped kerb. The rear garden is mainly laid to lawn with a patio seating area and benefits from a useful brick built outbuilding.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.9m x 1.8m (12'9" x 5'10")

Doors to ground floor rooms and staircase to first floor. Cupboard housing fuse box, radiator.

LOUNGE 3.9m x 3.6m (12'9" x 11'9")

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

KITCHEN/DINING ROOM 5.5m x 2.8m (18'0" x 9'2")

Double glazed window and French doors to rear garden. Matching wall and base units with work surfaces over and tiled splashbacks, space and plumbing for washing machine, space for electric freestanding oven, basin and drainer with tap over. Radiator and power points.

FIRST FLOOR

LANDING 2.1m x 1.7m (6'10" x 5'6")

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

BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

Double glazed window to front aspect, storage cupboard housing gas combination Worcester boiler. Radiator and power points.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

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

BEDROOM THREE 2.9m x 2.6m (9'6" x 8'6")

Double glazed window to front aspect, storage over bulkhead of stairs, radiator and power points.

BATHROOM 2.3m x 1.6m (7'6" x 5'2")

Double glazed obscured window to rear aspect, walk in shower cubicle, pedestal wash hand basin with hot and cold taps over, low level WC, tiled walls to wet areas and radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly hardstanding driveway accessed via a dropped herb. Shared alleyway with access to rear garden.

REAR GARDEN

Laid lawn and a patio for outdoor dining, fenced boundaries and a brick built outbuilding.

OUTBUILDING 2.8m x 1.7m (9'2" x 5'6")

Lighting and power points.

TENURE

This property is freehold. The property further benefits from solar panels that are leasehold installed 10.11.2011 (25 years and 6 months from and including 10.11.2011).

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

Purchasers are to be aware this property is subject to probate.

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).

