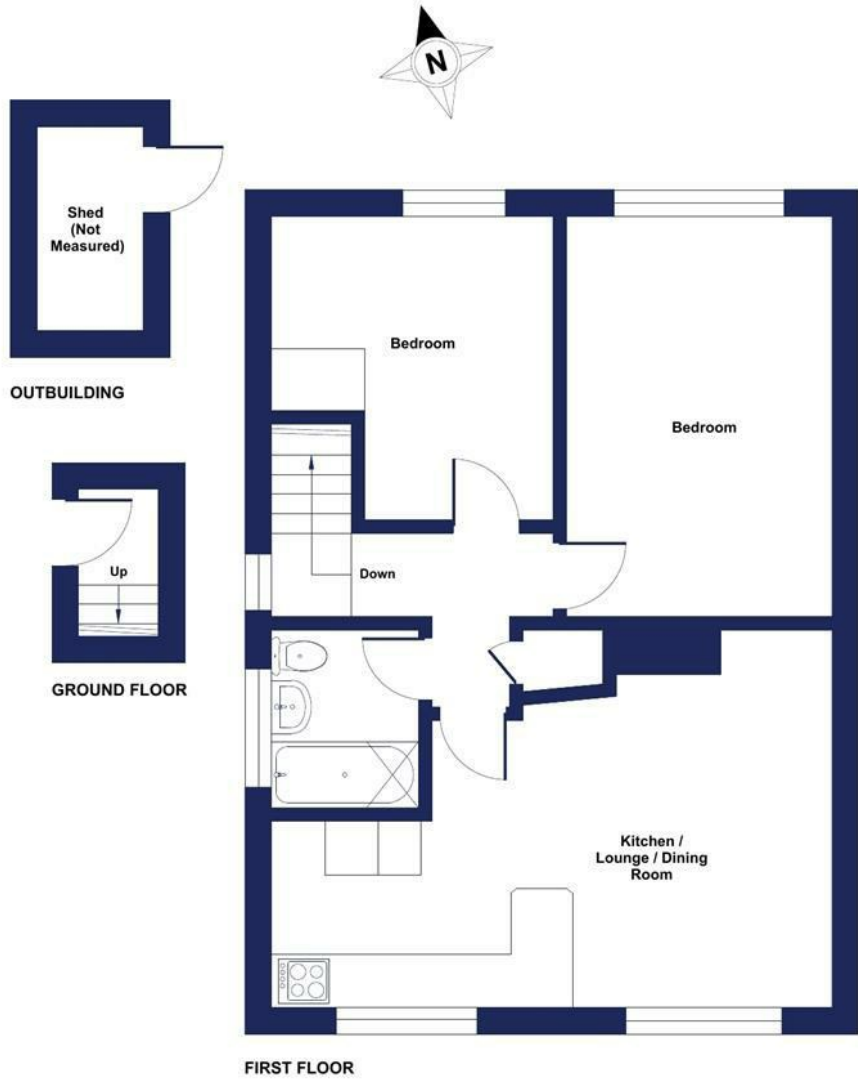


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Gaston Avenue, Keynsham, Bristol, BS31**  
 Approximate Area = 624 sq ft / 57.9 sq m (excludes shed)  
 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 2026. Produced for Davies & Way. REF: 1399837



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

44 Gaston Avenue, Keynsham, Bristol, BS31 1LT



£215,000

A spacious two double bedroom first floor apartment marketed with no onward sales chain.

- First Floor Flat
- Private Entrance
- Lounge/Kitchen
- Two double Bedrooms
- Bathroom
- Private Garden
- Marketed with no onward chain





## 44 Gaston Avenue, Keynsham, Bristol, BS31 1LT

Offered to the market with no onward chain and available with either a tenant in situ or vacant possession, this well-proportioned two double bedroom first floor flat occupies a convenient cul-de-sac position on the sought-after Wellsway side of town. Located within close proximity to the town centre amenities and Memorial Park, the property represents an excellent opportunity for both first-time buyers and investors alike.

The accommodation is accessed via a private entrance with stairs rising to the first floor. Internally, the property comprises an entrance hallway with built-in storage cupboard, a full-width open plan kitchen/living room fitted with a range of integrated appliances, inset breakfast bar and pleasant views over the garden. There are two well-balanced double bedrooms, both served by a modern three-piece bathroom suite.

Externally, the property benefits from a private garden, accessed via a neighbouring garden, which is mainly laid to lawn, offers a brick shed and patio area ideal for enjoying the warmer months.

### INTERIOR

#### GROUND FLOOR

##### **ENTRANCE HALLWAY 1.1m x 0.9m (3'7" x 2'11" )**

Meters, consumer unit, stairs rising to first floor landing.

#### FIRST FLOOR

##### **LANDING**

Obscured double glazed window to side aspect, hatch leading to lit and partially boarded loft, built-in storage cupboard housing gas combination boiler, radiator, doors leading to rooms.

##### **OPEN PLAN LOUNGE/KITCHEN 6.3m x 4.7m narrowing to 4.0m (20'8" x 15'5" narrowing to 13'1" )**

Dual uPVC double glazed windows to rear aspect. Kitchen comprising a range of matching wall and base units with rolled top work surfaces, bowl and ¼ sink with mixer tap over, integrated electric oven, microwave and four ring gas hob, space and plumbing for washing machine and upright fridge/freezer, power points, extractor fan, tiled splashbacks to all wet areas. Inset breakfast bar. Lounge benefitting from a radiator and power points.

##### **BEDROOM ONE 4.3m x 3.0m (14'1" x 9'10" )**

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

##### **BEDROOM TWO 3.5m x 3.2m (to maximum points including bulkhead) (11'5" x 10'5" (to maximum points including bulkhead))**

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

##### **BATHROOM 2.0m x 1.7m (6'6" x 5'6" )**

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### GARDEN

Low maintenance garden that is accessed via a neighbouring garden, mainly laid to lawn with wall and fence boundaries, well stocked flower beds, brick built shed, external power and tap.

#### TENURE

This property is Leasehold and there are approximately 934 Years remaining. A Ground Rent of £9 per annum is payable.

#### 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 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

