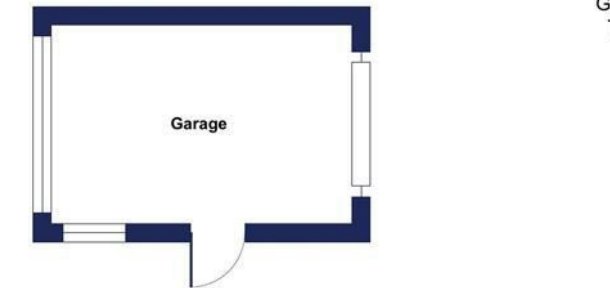


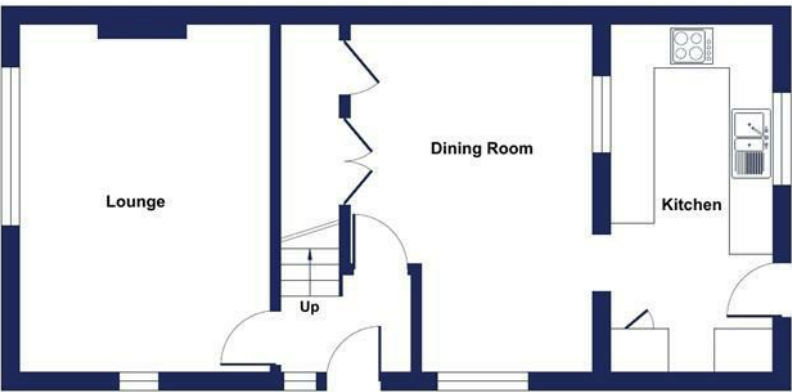
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lockingwell Road, Keynsham, Bristol, BS31

Approximate Area = 939 sq ft / 87.2 sq m  
Garage = 122 sq ft / 11.3 sq m  
Total = 1061 sq ft / 98.5 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 2025. Produced for Davies & Way. REF: 1360195



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76 Lockingwell Road, Keynsham, Bristol, BS31 2EF



£400,000

A well cared for three bedroom, semi detached home boasting a generous rear garden well suited to families.

- Semi detached ▪ Entrance hallway ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Driveway ▪ Garage ▪ Rear garden



## 76 Lockingwell Road, Keynsham, Bristol, BS31 2EF

Set in a peaceful location within the catchment area of St John's Primary School and close to Broadlands School, this three bedroom semi detached property offers well presented accommodation along with a generous rear garden.

Upon entering the home, you are welcomed into the hallway, which leads to a spacious living room and a separate dining room. An open archway connects the dining room to the kitchen, which provides direct access to the rear garden. Upstairs, the property offers two double bedrooms, a single bedroom and a family bathroom complete with a four piece suite.

Outside, the front of the home features a hardstanding driveway leading to a single garage, while the rear garden is predominantly laid to lawn and patio, ideal for outdoor dining and entertaining.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Doors leading to ground floor rooms and staircase to first floor, radiator and power points.

##### LOUNGE 4.7m x 3.4m (15'5" x 11'1")

Double glazed windows to both front aspect and side aspect. Electric feature fireplace with marble mantle, radiator and power points.

##### DINING ROOM 4.7m x 3.3m (15'5" x 10'9" )

Double glazed window to side aspect and an opening leading to kitchen. Understairs storage cupboards, radiator and power points.

##### KITCHEN 4.5m x 2.2m (14'9" x 7'2" )

Double glazed window and door to rear garden, matching wall and base units with work surfaces over and tiled splashbacks to areas. Integrated electric double oven and gas four ring hob with extractor over. Space and plumbing for dishwasher and washing machine, one and a quarter sink with mixer tap over, radiator and power points.

#### FIRST FLOOR

##### LANDING

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

##### BEDROOM ONE 3.4m x 2.9m (11'1" x 9'6")

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

##### BEDROOM TWO 3.5m x 2.5m (11'5" x 8'2" )

Double glazed window to front aspect, storage cupboard housing the boiler, radiator and power points.

##### BEDROOM THREE 2.6m x 2.1m (8'6" x 6'10" )

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

##### BATHROOM 2.5m x 1.7m (8'2" x 5'6" )

Double glazed obscured window to rear aspect, walk in electric shower cubicle and a panelled bath with hot and cold taps over. Pedestal wash hand basin, low level WC, tiled splashbacks to wet areas and a heated towel rail.

#### EXTERIOR

##### FRONT OF PROPERTY

Laid to lawn front garden with hardstanding driveway for ample vehicles accessed via a dropped kerb and providing access to garage.

##### GARAGE 3.2m x 2.5m (10'5" x 8'2" )

Up and over garage door to front accessed via driveway, pedestrian door on the side of the garage opens to rear garden and single glazed window to the side.

##### REAR GARDEN

Mainly laid to lawn with patio for outdoor dining and some evergreen shrubbery. Timber Summerhouse, mainly fenced boundaries and gated side access.

##### 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 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).

