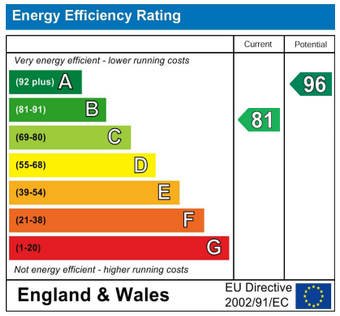
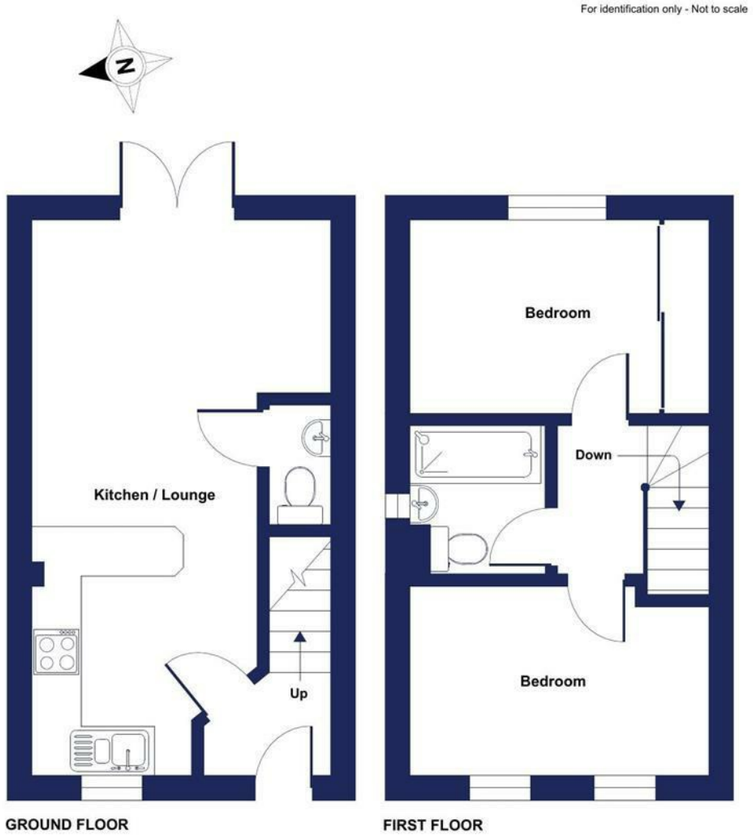


Aesop Drive, Keynsham, Bristol, BS31

Approximate Area = 548 sq ft / 50.9 sq m

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: 1540231

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10 Aesop Drive, Keynsham, Bristol, BS31 2GP



Guide Price £270,000

A well presented two bedroom end of terrace home available with on onward sales chain, ideal for first time buyers.

▪ End of Terrace ▪ Entrance hallway ▪ Open plan lounge/dining/kitchen ▪ WC ▪ Landing ▪ Two bedrooms ▪ Bathroom ▪ Driveway ▪ Rear garden ▪ No onward sales chain

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RICS

10 Aesop Drive, Keynsham, Bristol, BS31 2GP

A modern two bedroom end-of-terrace home, offered to the market with no onward chain, making it an ideal purchase for first time buyers.

The property is entered via an entrance hallway leading through to a bright, dual aspect open plan lounge, dining and kitchen area. The kitchen features a breakfast bar, while French doors provide direct access to the rear garden, creating a sociable space for both everyday living and entertaining. A useful ground floor WC completes the downstairs accommodation. Upstairs, there are two well proportioned bedrooms, served by a contemporary bathroom.

Externally, the property benefits from a block paved driveway positioned alongside the home, while the low maintenance rear garden features a combination of decking and patio, providing an ideal setting for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY
Door leading to open plan downstairs accommodation and stairs to first floor.

LOUNGE/DINING/KITCHEN AREA 6.7m x 3.7m (21'11" x 12'1")
Double glazed window to front aspect and French doors to rear garden. Door to WC, matching wall and base units with work surfaces over, tiled walls to area and a breakfast bar. Integrated oven and gas hob with extractor hood over, one and a quarter basin with mixer tap over. Spotlights, radiator and power points.

WC 1.4m x 0.8m (4'7" x 2'7")
Pedestal wash hand basin with mixer tap over and tiled splashbacks. Low level WC and a radiator.

FIRST FLOOR

LANDING
Doors leading to first floor rooms.

BEDROOM ONE 3.7m x 2.3m (12'1" x 7'6")
Double glazed window to rear aspect, built in wardrobes, radiator and power points.

BEDROOM TWO 3.7m x 2.3m (12'1" x 7'6")
Double glazed windows to front aspect, radiator and power points.

BATHROOM 1.8m x 1.7m (5'10" x 5'6")
Double glazed obscured window to side aspect, panelled bath with taps and shower over, pedestal wash hand basin with mixer tap over, low level WC.

Wall mounted mirrored cupboard, tiled walls to wet areas and radiator.

EXTERIOR

FRONT OF PROPERTY
Laid to decorative chippings and block paved driveway adjacent to property.

REAR GARDEN
Laid patio and decking for outdoor dining, mainly fenced boundaries and lawn. Gated side access to front.

TENURE
This property is freehold. There is an estate charge payable of £19.00 per month.

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 900mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















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