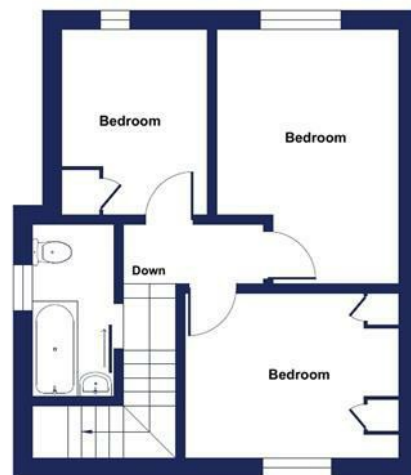


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Park Road, Keynsham, Bristol, BS31

Approximate Area = 875 sq ft / 81.2 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: 1438345



## 86 Park Road, Keynsham, Bristol, BS31 1AR



£425,000

A sympathetically extended three/four bedroom period home that's offered to the market with no onward chain.

- Semi detached
- Lounge
- Dining room
- Family room/bedroom
- Kitchen
- Ground floor wet room
- Three bedrooms
- Family bathroom
- Garden
- No onward sales chain



# 86 Park Road, Keynsham, Bristol, BS31 1AR

Enjoying a prime position along Park Road, this sympathetically extended three bedroom semi-detached home benefits from far reaching views from several principal rooms and offers versatile accommodation, ideal for those looking to upsize and create a home tailored to their own taste.

Internally, the ground floor is entered via a welcoming hallway which leads to a spacious dining room, seamlessly connecting to the main lounge featuring a gas fireplace. To the rear, the kitchen overlooks and provides direct access to the garden. The ground floor also offers excellent flexibility with an additional bedroom or family room, complemented by a modern wet room —perfect for multi-generational living or guest accommodation. To the first floor, there are three bedrooms and a three-piece family bathroom.

Externally, the property enjoys neatly maintained gardens to both the front and rear, designed with ease of upkeep in mind. The front provides a block-paved driveway accessed via a dropped kerb, while the rear garden is predominantly laid to lawn with a generous patio seating area, well-stocked flower beds, and enclosed boundaries.

Offered for sale with no onward chain, this is a fantastic opportunity for couples and families alike seeking a well-located home with scope to enhance and add value.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 2.3m x 1.6m (7'6" x 5'2" )

Radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

#### DINING ROOM 3.4m x 2.6m (11'1" x 8'6" )

Radiator, power points. Door leading to lounge, opening leading to kitchen.

#### LOUNGE 4.1m x 2.8m (13'5" x 9'2" )

Double glazed window to front aspect, feature gas flame effect fire with stone surround, radiator, power points.

#### KITCHEN 2.4m x 2.1m (7'10" x 6'10" )

Dual aspect double glazed windows to rear and side aspects overlooking rear garden, obscured double glazed door to side aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink, space and power supply for electric oven, space for upright fridge/freezer and washing machine, power points, tiled splashbacks to all wet areas.

#### WET ROOM 2.3m x 1.3m (7'6" x 4'3" )

Modern walk in wet room comprising wash hand basin with mixer tap over, low level WC and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas, door leading to family room/bedroom four.

#### FAMILY ROOM/BEDROOM FOUR 2.9m x 2.3m (9'6" x 7'6" )

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

### FIRST FLOOR

#### LANDING

Doors leading to rooms.

#### BEDROOM ONE 4.7m x 2.8m (15'5" x 9'2" )

to maximum points. Double glazed window to front aspect, access to loft via hatch, radiator, power points.

#### BEDROOM TWO 3.4m x 2.5m (11'1" x 8'2" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BEDROOM THREE 3.1m x 2.4m (10'2" x 7'10" )

Double glazed window to front aspect, built in storage cupboard housing gas combination boiler, radiator, power points.

#### BATHROOM 2.5m x 1.3m (8'2" x 4'3" )

Obscured double glazed window to side aspect, access to secondary loft via hatch, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that's accessed via a dropped kerb and provides parking. Stone chipping area, wall and shrub boundaries, gated path leading to rear garden, path leading to front door.

#### REAR GARDEN

Generous rear garden mainly laid to lawn with fenced boundaries, good sized patio ideal for al fresco dining, well stocked flower beds, timber shed.

#### 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.

#### ADDITIONAL INFORMATION

This property is subject to Probate.

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

