



## 7 Lambourn Road

Keynsham, Bristol, BS31 1PR

£1,250 Per Month



PLEASE DO NOT CALL AGENT, IF YOU ARE INTERESTED IN THE PROPERTY, PLEASE EMAIL AGENT VIA THE ADVERTISING PORTAL AND WE WILL SEND AN APPLICATION FORM WHICH IS REQUIRED TO BE COMPLETED PRIOR TO A VIEWING BEING ARRANGED.

We are delighted to present this charming first-floor flat located at 7 Lambourn Road, Keynsham. This well-appointed two-bedroom residence is ideally situated within a short walk of Keynsham High Street, offering easy access to a variety of local amenities and excellent transport links.

Upon entering the flat, you will find a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The separate kitchen is functional and well-equipped, making it a delightful space for culinary pursuits. The family bathroom provides a bath with mixer tap attachment, WC and basin.

The main bedroom is a double, providing ample space for furnishings and a double built-in wardrobe, while the second bedroom is also a good-sized is perfect for guests, a home office, or a child's room.




Area Map



Floor Plans



Energy Efficiency Graph

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 

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