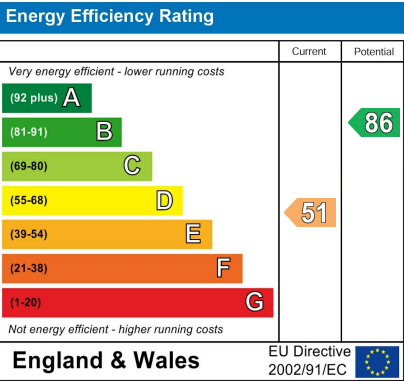
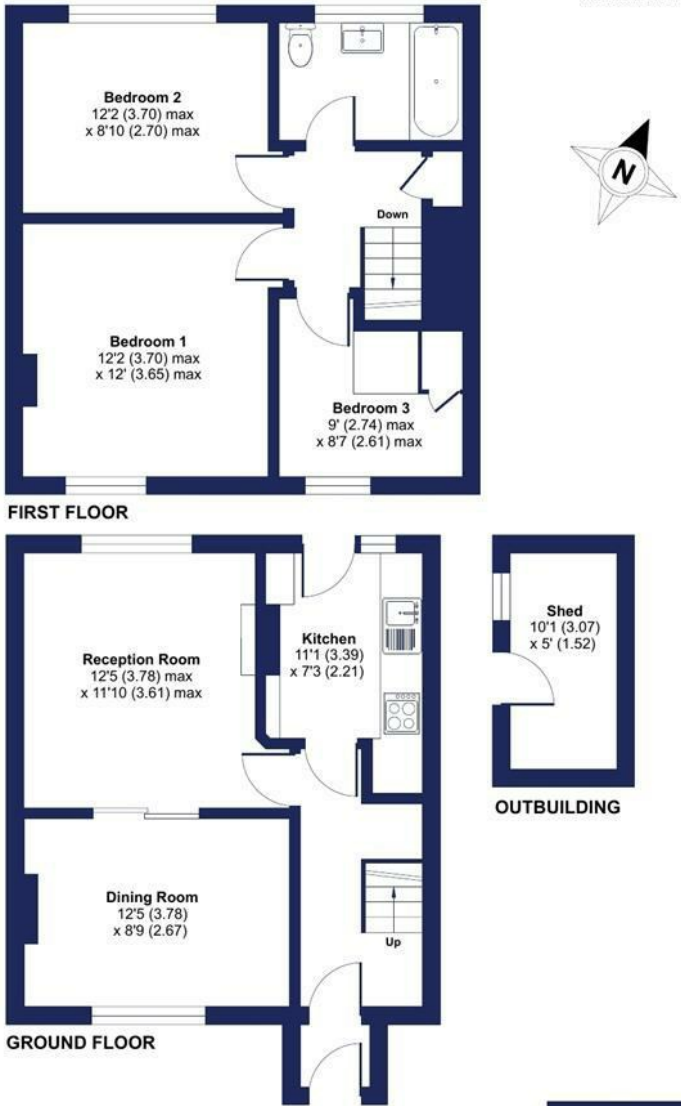




Balmoral Road, Keynsham, Bristol, BS31

Approximate Area = 838 sq ft / 77.8 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 888 sq ft / 82.4 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 2025. Produced for Davies & Way. REF: 1277537



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

38 Balmoral Road, Keynsham, Bristol, BS31 1AN



£285,000

Marketed with no onward chain, this three bedroom terraced home is an ideal purchase for a first time buyer looking for a home to add their mark to.

- Entrance hallway
- Lounge
- Dining room
- Kitchen
- Landing
- Three bedrooms
- Bathroom
- Spacious gardens
- No onward sales chain

www.daviesandway.com
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38 Balmoral Road, Keynsham, Bristol, BS31 1AN

A fantastic opportunity to modernise and create your ideal home, this three bedroom property is set within generous gardens and enjoys a convenient location close to town centre amenities.

Internally, the property is perfectly liveable as is, yet offers excellent potential for updating and improvement. The ground floor includes an entrance hallway, a comfortable lounge, a separate dining room, and a double galley style kitchen. Upstairs, there are three well proportioned bedrooms and a family bathroom. Outside, the home benefits from spacious gardens. The front is mainly laid to lawn, while the rear garden extends to approximately 25 metres (82 feet), featuring a lawn, a generous patio area, and rear access via a service road which provides potential for a garage or off-street parking (subject to the necessary consents).

INTERIOR

GROUND FLOOR

PORCH

Double glazed door leading to hallway.

HALLWAY

Radiator, power points, doors into rooms, stairs rising to first floor landing.

RECEPTION ONE 3.8m x 2.7m (12'5" x 8'10")

Double glazed window to front aspect, feature fireplace with tiled surround, night storage heater, power points, glazed sliding doors leading to Reception two.

RECEPTION TWO 3.7m x 3.3m (12'1" x 10'9")

Double glazed window to rear aspect overlooking rear garden, feature gas fire with tiled surround, night storage heater, power points.

KITCHEN 2.6m x 2.2m (8'6" x 7'2")

Double glazed window to rear aspect overlooking rear garden, double glazed door to rear aspect overlooking and providing access to rear garden. Double galley style kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink, space and power for oven, space and plumbing for washing machine and low level fridge, power points, splashbacks to all wet areas, night storage heater.

FIRST FLOOR

LANDING

Access to loft via hatch, built in storage cupboard housing hot water cylinder, doors leading to rooms.

BEDROOM ONE 3.7m x 3.5m (12'1" x 11'5")

Double glazed window to front aspect, power points.

BEDROOM TWO 3.5m x 2.7m (11'5" x 8'10")

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

BEDROOM THREE 2.6m x 2.1m (this measurement includes bulkhead) (8'6" x 6'10" (this measurement includes bulkhead))

Double glazed window to front aspect, radiator.

BATHROOM 2.8m x 1.7m (9'2" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with path leading to front door, shared gated path leading to rear garden.

REAR GARDEN 25m x 7m (82'0" x 22'11")

Mainly laid to lawn with shrub boundaries, patio, brick built storage shed, gated access to rear road with the possibility of providing off street parking and a garage (subject to obtaining necessary consents).

TENURE

This property is freehold.

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

This home is rebuilt pre-cast concrete construction and a PRC certificate will be made available if required. If a mortgage is being obtained for the purchase the Lender should be consulted to the build type in the first instance.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

