

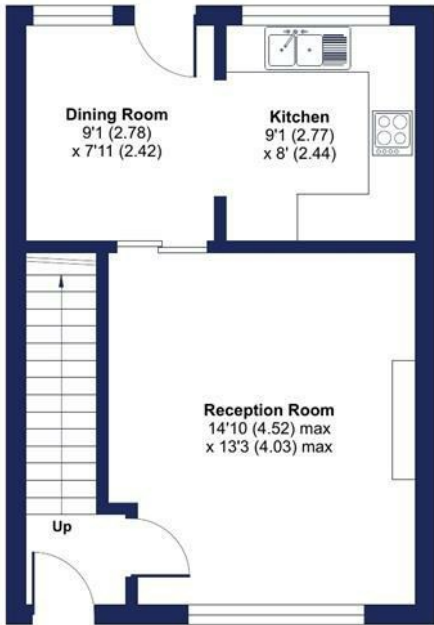
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Laburnum Walk, Keynsham, Bristol, BS31

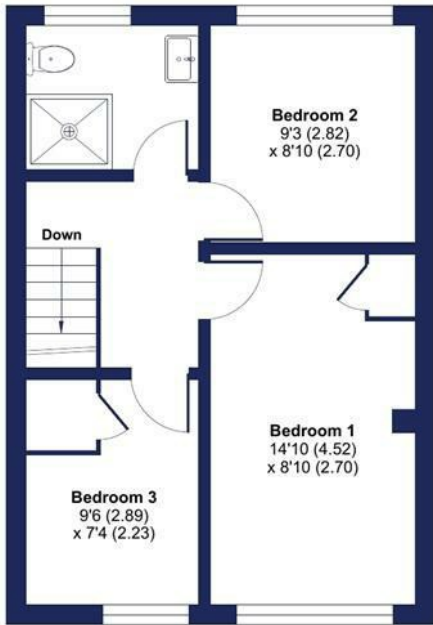
Approximate Area = 802 sq ft / 74.5 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 945 sq ft / 87.7 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST 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: 1283272.



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

5 Laburnum Walk, Keynsham, Bristol, BS31 2RX



£300,000

A well cared for three bedroom terraced home ready for buyers to add their own stamp to, ideal for first time buyers and families.

- Terraced ▪ Living room ▪ Dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Garage ▪ Front garden ▪ Rear garden ▪ No onward chain



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

5 Laburnum Walk, Keynsham, Bristol, BS31 2RX

This well-proportioned three-bedroom terraced home presents a fantastic opportunity for first-time buyers looking to add their own personal touch.

The ground floor accommodation comprises an entrance hallway that leads to a spacious living room, a separate dining room, and a recently modernised kitchen. Upstairs, the property offers three bedrooms, including two generous doubles and a single, as well as a family bathroom.

Externally, the home boasts a low-maintenance front garden laid to patio, and a private rear garden mainly laid to lawn with a patio area perfect for outdoor dining. A rear gate offers convenient access, and the property further benefits from a single garage located in a nearby block.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Door leading to living room, staircase to first floor and a radiator.

LIVING ROOM 4.5m x 4m (14'9" x 13'1")

Double glazed window to front aspect, obscured glazed door leading to dining room and an understairs storage cupboard. Feature fireplace with a wooden mantle, radiator and power points.

DINING ROOM 2.8m x 2.4m (9'2" x 7'10")

Double glazed window and door to rear garden, metal archway feature leading to kitchen, radiator and power points.

KITCHEN 2.7m x 2.4m (8'10" x 7'10")

Double glazed window to rear aspect, matching wall and base units with work surfaces over, integrated electric hob with extractor over, spaces and plumbing for washing machine and fridge/freezer, one and a quarter sink with mixer tap over and tiled splashbacks. Wall mounted Worcester combination boiler and power points.

FIRST FLOOR

LANDING

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

BEDROOM ONE 4.5m x 2.7m (14'9" x 8'10")

Double glazed window to front aspect, airing cupboard, radiator and power point.

BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10")

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

BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2")

Double glazed window to front aspect, built in storage cupboard over bulkhead off stairs, radiator and power points.

BATHROOM 2.2m x 1.8m (7'2" x 5'10")

Double glazed obscured window to rear aspect, walk in shower off mains, pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to patio slabs for low maintenance front garden.

REAR GARDEN

Mainly laid to lawn with patio for outdoor dining and patio slabbed pathway leading to rear gate, wall and fenced boundaries and mix of well established shrubbery.

GARAGE

Single garage in block with up and over garage door.

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

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).

