

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	

**The Avenue, Keynsham, Bristol, BS31**

Approximate Area = 622 sq ft / 57.7 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: 1301802



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Flat 5, 5 The Avenue, Keynsham, Bristol, BS31 2BU



Guide Price £225,000

Occupying part of the first floor of an attractive period conversion, this two double bedroom flat enjoys a convenient location within easy reach of Keynsham mainline railway station and High Street amenities.

- Period Conversion
- First floor flat
- Entrance hall
- Lounge
- Fitted kitchen
- Two bedrooms
- Bathroom
- Communal gardens
- Marketed with no onward chain



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## Flat 5, 5 The Avenue, Keynsham, Bristol, BS31 2BU

Offered to the market with no onward chain and ideally located close to the town centre with its wide range of amenities and excellent transport links to both Bristol and Bath, this two bedroom first floor flat forms part of a period conversion that would make an ideal buy for both young professionals and investors alike.

Accessed via a communal hallway with stairs rising to the first floor, the property opens into a welcoming entrance hall. Once inside the bright and airy accommodation comprises two well proportioned bedrooms, a fitted kitchen that opens directly into the lounge and a three-piece bathroom suite. Externally, the property benefits from first-come, first-served off street parking and well maintained communal lawned gardens.

### GROUND FLOOR

#### COMMUNAL HALLWAY

Accessed via secured telephone entry system, stairs rising to first floor landing and providing access to flat 5.

### FIRST FLOOR

#### ENTRANCE HALLWAY

Built in storage cupboard, radiator, power points, doors to rooms.

#### KITCHEN 4.6m x 2.3m (15'1" x 7'6" )

uPVC double glazed window to side aspect. Kitchen comprising range of matching wall and base units with rolled top work surfaces. Integrated double electric oven, integrated microwave and fridge/freezer, integrated washing machine and dishwasher. Double stainless steel sink with mixer tap over, four ring gas hob with glass and stainless steel extractor fan over. Breakfast bar, power points, tiled splashbacks to all wet areas. Opening leading to lounge.

#### LOUNGE 4.1m x 3.1m (13'5" x 10'2" )

uPVC double glazed window to rear aspect, access to loft storage area via hatch, radiator, power points.

#### BEDROOM ONE 3.6m x 3.7m (11'9" x 12'1" )

uPVC double glazed window to rear aspect, radiator, power points.

#### BEDROOM TWO 3.1m x 2.6m (10'2" x 8'6" )

uPVC double glazed window to rear aspect, radiator, power points.

#### BATHROOM 2.1m x 2.0m (6'10" x 6'6" )

Obscured double glazed window to front aspect. Three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with dual head shower over. Heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

Off street parking available on a first come first served basis.

### COMMUNAL GARDENS

Mainly laid to lawn with clothes drying area, hard standing ideal for BBQ's and bike store.

### TENURE

The property has a 1/6 share of the freehold with approximately 979 years remaining until expiry. There is a monthly management charge of £50pcm payable.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://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 1000mbps (Source - Ofcom).

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

