

23 ST FRANCIS ROAD  
KEYNSHAM  
BRISTOL  
BS31 2DX  
£475,000



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**A truly stunning family home, conveniently positioned within a short walk to Keynsham High Street & Train Station and a property that exudes character and charm throughout.**

**This attractive, bay fronted property has been lovingly cared improved over recent years and now boasts a side and rear, single storey extension. Spacious room proportions adorn this semi detached home, evident to the ground floor, where the open plan family room takes pride of place. This impressive room is the hub of the house. The perfect room for any family to enjoy together or the most amazing of places to entertain, particularly with its Bi-Folding doors opening onto the feature patio and pergola. The modern fitted kitchen comprises a large selection of built in units and with the inclusion of a fitted island, a large expanse of work surfaces can be found. The dining area sits perfectly next to the feature brick wall and under the two skylights, which floods this area in natural light. Furthermore a comfortable seating area provides a second lounge area to the home.**

**The main reception room can be found to the front aspect, a lovely separate room, complete with a feature fireplace and bay window overlooking the front garden. The practical side of the home can be found to the side extension, where a spacious utility room provides a secondary access to the front - perfect for any dog owner as the utility benefits a shower purposely fitted to serve their four legged, little one! A handy cloakroom complete the ground floor accommodation.**

**To the first floor can be found three bedrooms, two of which are generous double rooms with the third being a comfortable single, which currently also doubles as their home office. The bathroom has been refurbished and presents as a charming, period suite, complete with the three piece white suite. Externally the property benefits a driveway to the front aspect, providing off street parking. To the rear a landscaped garden is private in nature and benefits a south facing aspect, the perfect sunny aspect to enjoy the many seating areas on offer. This is a wonderful, home, presented to an immaculate standard. An internal viewing is highly recommended.**

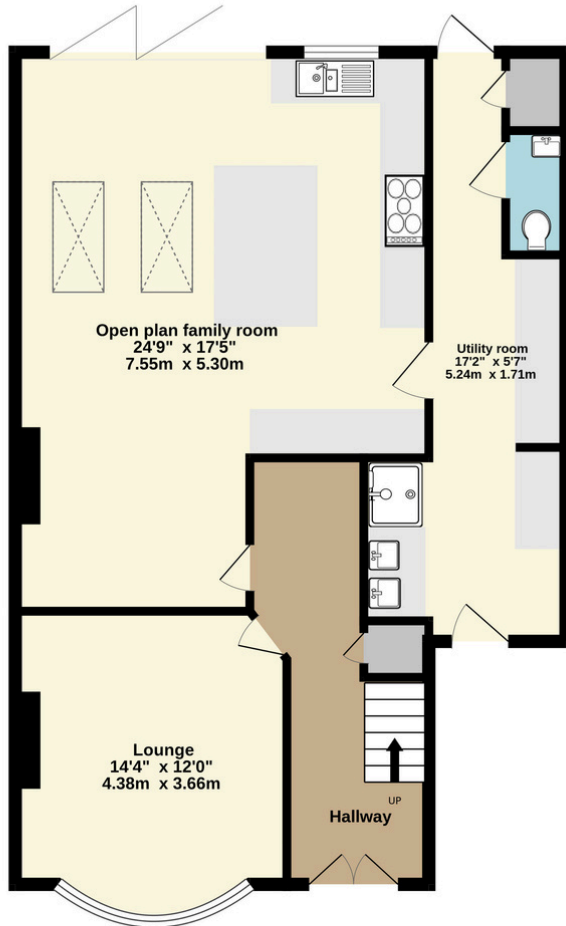




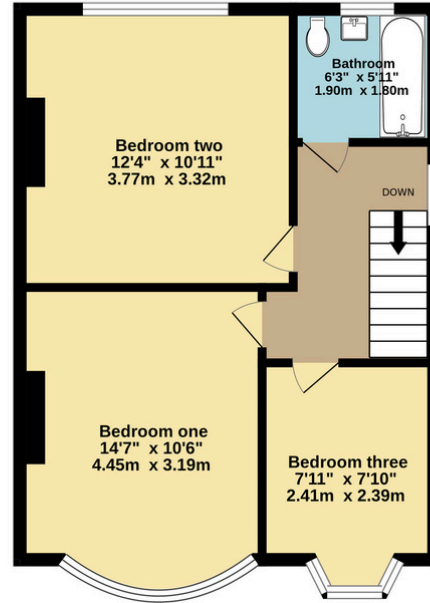




Ground Floor  
837 sq.ft. (77.7 sq.m.) approx.



1st Floor  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

23 St. Francis Road  
Keynsham  
BRISTOL  
BS31 2DX

Energy rating

C

Valid until:

8 July 2034

Certificate number:

0116-3039-8203-9094-7204

Property type

Semi-detached house

Total floor area

120 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

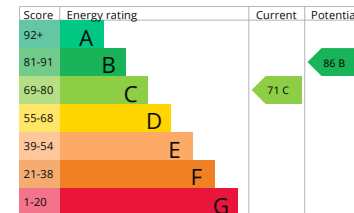
You can read [guidance for landlords on the regulations and exemptions](#).

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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