



91 ALBERT ROAD
KEYNSHAM
BRISTOL
BS31 1AE
£465,000

A fine example of 1930's living greets you with this lovely three bedroom bay fronted property. Situated on an extremely sought-after road, this perfectly placed home sits within a short walking distance to Keynsham's high street & railway station, whilst being nearby the desirable St. Johns Primary School.

This stunning upgraded semi detached home offers a tasteful blend of period charm with a sophisticated, modern edge, offering character both inside and out. The pretty brick exposed exterior welcomes you through into beautifully presented rooms to include its extended modern kitchen, benefiting from ample light from its southerly facing garden through 'French' doors and Velux windows.

To the ground floor can be found a welcoming entrance hallway with stairs leading to the first floor, a pleasant bay fronted lounge overlooks the front aspect and is complete with stripped and varnished floorboards and a lovely feature fireplace. A dining room with brick exposed fireplace, leads to the extended part of the property, where a modern kitchen can be found. Bathed in natural light due to the 'French' doors and elevated ceiling with 'Velux' windows. The practical and much sought after cloakroom and a handy utility room / home office complete the ground floor. To the first floor, three bedrooms, all of which are generous in proportion with two impressive double bedrooms and a comfortable single bedroom. The family bathroom comprises a three piece white suite.

Accessible via French doors, the outside offers a beautiful exterior with a 'secret garden' feel with its mature, south facing garden backing on to playing fields. Off street parking for two cars at the front of this property further adds to its appeal.

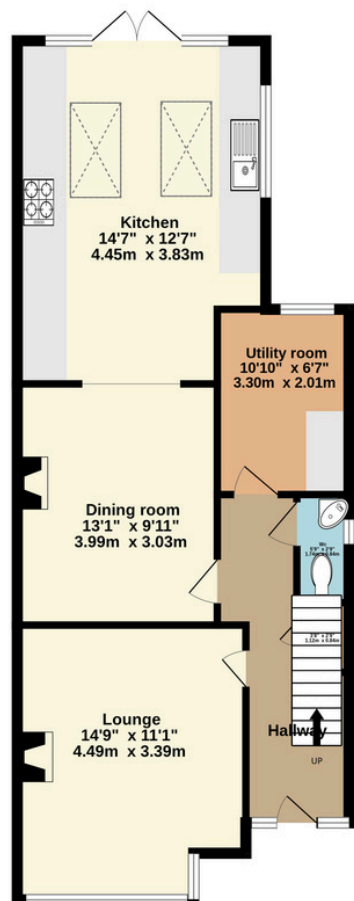
A welcomed addition to the market which is sure to appeal to an array of buyers, an early viewing comes highly recommended.



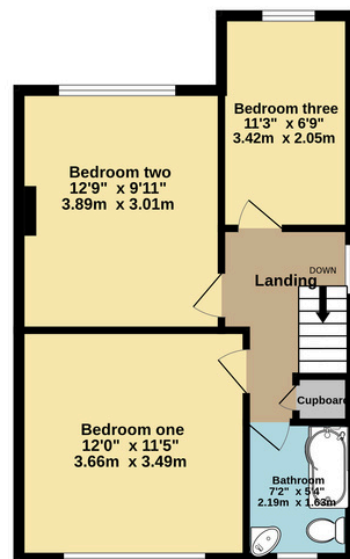




Ground Floor
695 sq.ft. (64.6 sq.m.) approx.



1st Floor
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.2 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.
Made with Metropix 62025

Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 91 Albert Road Keynsham BRISTOL BS31 1AE | Energy rating | Valid until: | 1 June 2035 |
| | D | Certificate number: | 0320-2622-3560-2105-1165 |

Property type Semi-detached house

Total floor area 99 square metres

Rules on letting this property

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

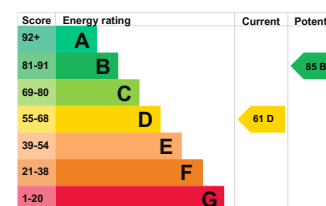
You can read [guidance for landlords on the regulations and exemptions](#)

(<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 D. 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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