



45 CAERNARVON ROAD
KEYNSHAM
BRISTOL
BS31 2PD
OFFERS OVER £350,000

A SIZEABLE THREE BEDROOM END OF TERRACE HOME BENEFITTING FROM A LARGE CORNER PLOT, POSITIONED IN A POPULAR RESIDENTIAL AREA IN THE TOWN OF KEYNSHAM. HAVING UNDERGONE A COMPLETE TRANSFORMATION IN RECENT YEARS, THIS STYLISHLY PRESENTED HOME NOW OFFERS A LANDSCAPED REAR GARDEN, DRIVEWAY PARKING & MODERN DECOR THROUGHOUT, ALLOWING ANY NEW OWNER TO MOVE IN WITH EASE.

The home welcomes with the entrance hall leading to the spacious living space found in the form of the Lounge & Kitchen/Diner, both of which spanning the full length of the property. In the Lounge a feature log burner sits as a restful focal point, whilst 'French' doors open to the rear garden, perfect for the summer entertaining. The recently fitted kitchen benefits from contemporary contrasting units, breakfast bar & herringbone tiling, whilst also including a full selection of integrated appliances. This attractive Kitchen/Diner acts as a hub for the home, benefitting from a bright dining area, lending itself to entertaining and family living.

Upstairs the property continues to impress, offering three bedrooms, two of which being generous double rooms, and the third bedroom ideally suited as a children's bedroom or home office. Completing the arrangement is a premium three piece bathroom, with feature rainfall shower over bath & fully tiled wall coverings.

The excellently presented interior is complimented with a landscaped rear garden, perfect for sun worshipers, due to the southerly aspect. The garden comprises an area laid with lawn, with large patio area finished with Indian Sandstone paving. To the rear of the plot, a large double garage can be found, an ideal storage space or potential conversion opportunity, whilst to the front of the property, the driveway offers off street parking for two vehicles.

The home benefits from a convenient position, situated nearby local amenities, whilst also being near several popular schools. Keynsham High Street, Memorial Park & Railway Station are located within walking distance of the property, whilst open playing fields only a stones throw away.

A premium of its kind, this finely finished home is a must view.



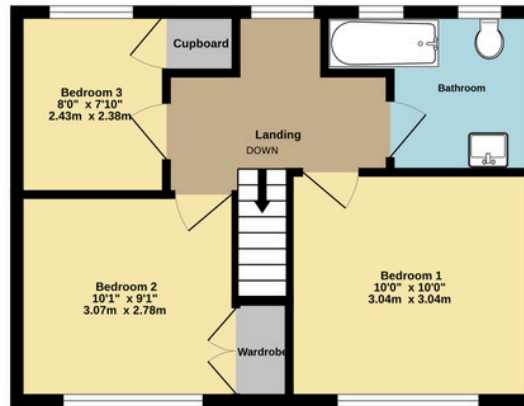




Ground Floor



1st Floor



Double Garage



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)

45, Caernarvon Road Keynsham BRISTOL BS31 2PD	Energy rating D	Valid until: 26 November 2028 Certificate number: 8268-7629-6189-3123-5926
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Property type: End-terrace house
Total floor area: 59 square metres

Rules on letting this property

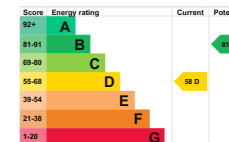
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's current 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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