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St Francis Road, Keynsham, Bristol, BS31 2DT

Guide Price £360,000

3 1 2



## Quote Reference NF0664 To Arrange Your Viewing

Nestled in a vibrant and picturesque neighbourhood, this charming semi-detached house from 1950 offers a warm and welcoming ambiance for families looking for their dream home. The property boasts a bright and trendy natural style, with options to extend to the rear/side or add a driveway subject to consents, allowing you to tailor the space to suit your family's needs perfectly.

Step inside to discover an inviting entrance hall that leads to a cosy living room with a dual aspect and an open fireplace, perfect for gathering with loved ones on chilly evenings. The spacious kitchen/dining room, measuring 8.12 meters, features French doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living spaces.

Make your way upstairs to find a landing with a loft hatch and pull-down ladder, providing easy access to additional storage space. The well-appointed bathroom offers a three-piece suite, while three generously sized bedrooms provide ample space for rest and relaxation.

Outside, the southerly facing rear garden, measuring 14.5m x 12.5m, is the ideal spot for outdoor entertaining or al fresco dining, with plenty of room for children to play and explore in a safe and enclosed environment. With no onward chain, this property is ready and waiting for your family to make it their own.

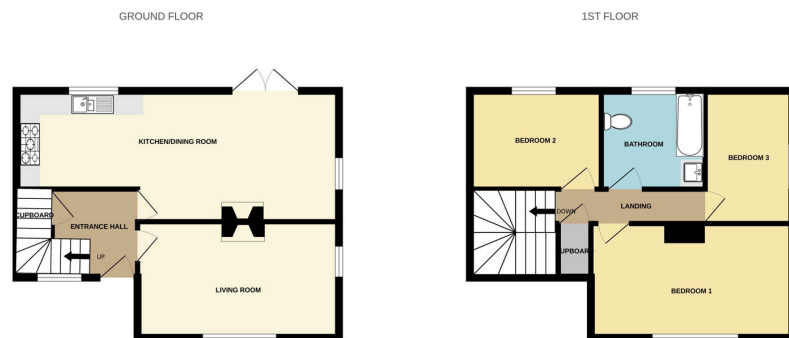
Imagine living in the charming area of Keynsham, surrounded by historic houses and colourful blooms that create a whimsical and peaceful setting. The neighbourhood exudes a sense of community and warmth, with friendly locals and amenities within easy reach. Children of secondary age can literally cross the road into the Broadlands Academy School.

Keynsham offers a unique blend of historic charm and modern conveniences, ensuring that every day is filled with opportunities for adventure and relaxation. From local bakeries tempting you with delicious treats to lush green parks and scenic walking trails waiting to be explored, there is something for everyone in this vibrant area.





- Semi-Detached House From 1950
- Located Opposite Broadlands Secondary School
- Potential To Extend To The Rear And Add A Driveway Subject To Consents
- Three Bedrooms
- Living Room With Dual Aspect And Open Fireplace
- Kitchen/Dining Room of 8.12 metres Opening Onto The Rear Garden
- Bathroom Upstairs
- Southerly Facing Rear Garden of 14.5 Metres
- No Onward Chain
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TOTAL FLOOR AREA - 1087sq ft. (101.0 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 for 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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