



**St. Francis Road, Keynsham, Bristol BS31 2DT**

**welcome to**

**St. Francis Road, Keynsham, Bristol**

A fantastic opportunity to purchase an extended modern three bedroom semi-detached family home with ample driveway parking. Situated off a raised slip road in the well regarded town of Keynsham, within close proximity of Broadlands Academy as well Keynsham Train Station and Tesco Superstore.





**Ground Floor**



**First Floor**

**Ground Floor**

**Entrance Porch**

**Entrance Hall**

**Open Plan Main Reception Room**

25' 1" Max x 36' Max ( 7.65m Max x 10.97m Max )

**Shower Room**

**First Floor**

**Landing**

**Master Bedroom**

13' 1" x 10' 7" ( 3.99m x 3.23m )

**Bedroom Two**

11' 9" x 7' 1" ( 3.58m x 2.16m )

**Bedroom Three**

10' 7" x 8' 6" ( 3.23m x 2.59m )

**Bathroom**

**Outside**

**Parking**

**Rear Garden**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## St. Francis Road, Keynsham Bristol

- Stunning Three bedroom Home
- Extended Open Plan Living
- Driveway Parking
- South Facing Rear Garden
- Recently Renewed With Modern Stylish Design

Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/BAT109804](https://allenandharris.co.uk/Property/BAT109804)



Property Ref:  
BAT109804 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01225 425111**



Bath@allenandharris.co.uk



7 Princes Buildings, BATH, Avon, BA1 2ED



**allenandharris.co.uk**