



**3 CAERNARVON ROAD**  
**KEYNSHAM**  
**BRISTOL**  
**BS31 2JY**  
**£279,950**

**Offered to the market with no onward chain and positioned within this popular location in Keynsham, can be found this terraced property.**

**This three bedroom home offers spacious room proportions over two floors, which although in need of modernisation, offers a wonderful opportunity for any buyer to stamp their own market on the property and increase its value accordingly.**

**To the front aspect, a dropped kerb provides access to the driveway which provides off street parking. A shared side pathway then provides pedestrian access to the rear garden, which is laid to paving and lawn, of which is enclosed by boundary fencing.**

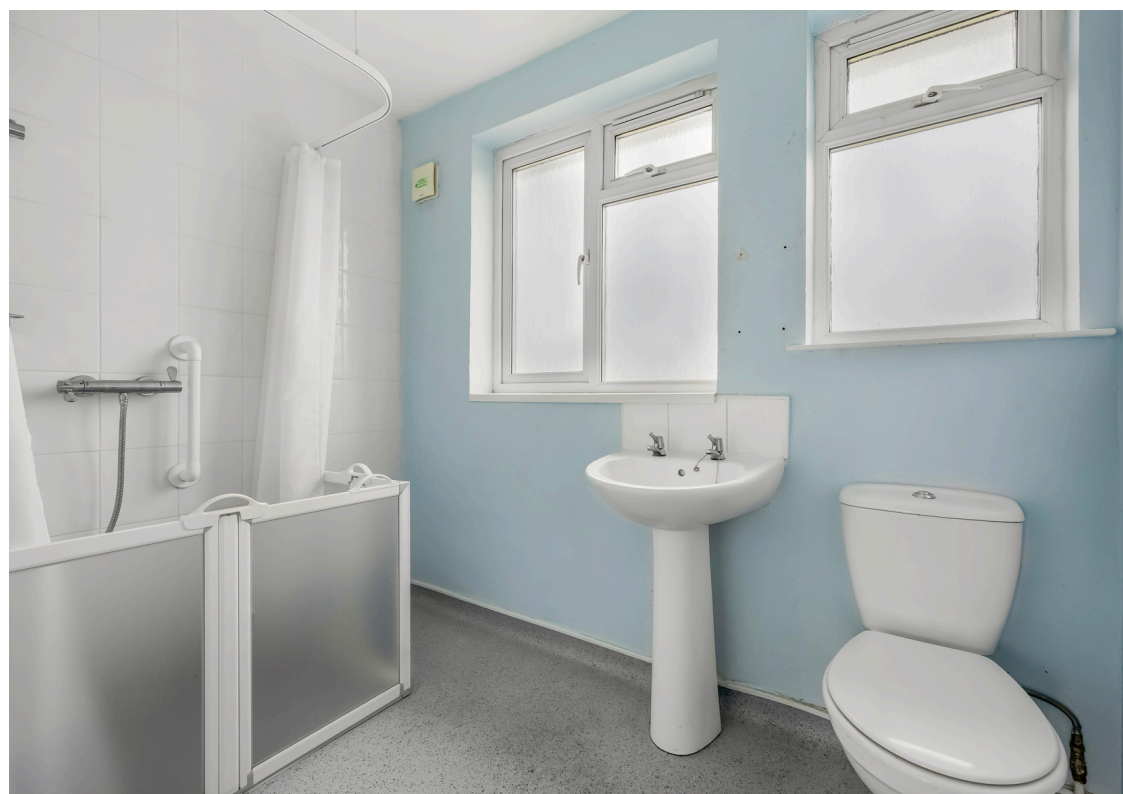
**Internally the property is entered via the hallway, with stairs leading to the first floor and with doors leading to the lounge and kitchen. The lounge /diner spans the full length of the property, benefiting a dual aspect with double glazed bay window to the front aspect and double glazed 'French' doors leading to the rear garden. The kitchen is separate and comprises a selection of fitted units with space and plumbing for appliances. It is within the storage cupboard, positioned in the kitchen, that the gas combination boiler can be found.**

**To the first floor and accessed via the landing can be found three bedrooms and the shower room. The two largest bedrooms are double in size, with the main principle bedroom benefitting the additional space above the shared pathway. The third bedroom is a comfortable single bedroom. The shower room is of generous proportions and comprises a white suite.**

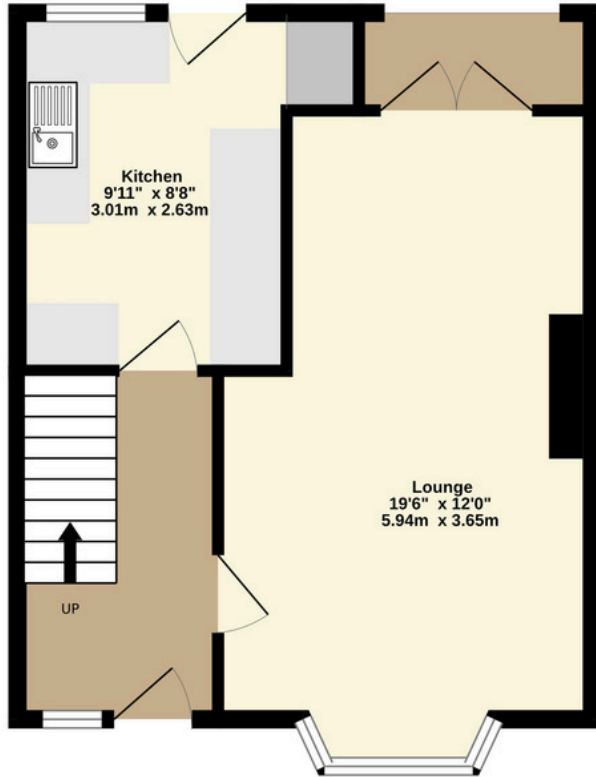
**Furthermore the property benefits Upvc double glazing and gas central heating via a regularly serviced gas combination boiler. Although in need of a degree of modernisation, the property provides a number of positives, with an early viewing highly recommended.**



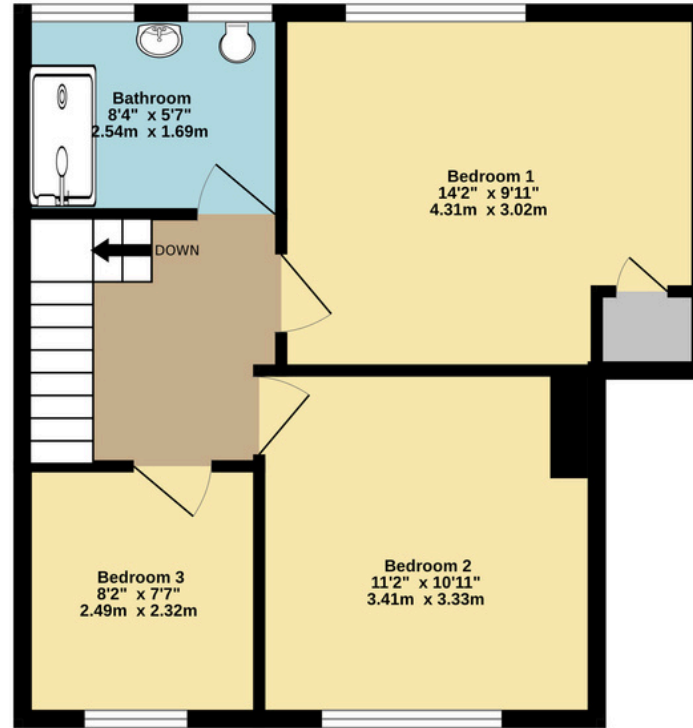




Ground Floor  
421 sq.ft. (39.1 sq.m.) approx.



1st Floor  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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)

3 Caernarvon Road Keynsham BRISTOL BS31 2ZY	ENERGY RATING <b>C</b>	Valid until: 7 June 2036 Certificate number: 1270-3063-9209-6016-1204
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Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

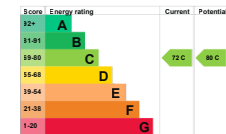
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-property) <https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-property>

Energy rating and score

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

[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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