

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Balmoral Road, Keynsham, Bristol, BS31

Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1479868



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

31 Balmoral Road, Keynsham, Bristol, BS31 1AN



£315,000

A recently improved, and well presented two double bedroom semi detached home offered to the market with no onward chain.

- Semi Detached
- Entrance hallway
- Lounge
- Kitchen/dining room
- Landing
- Two double bedrooms
- Bathroom
- Front garden
- Rear garden
- No onward chain

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



31 Balmoral Road, Keynsham, Bristol, BS31 1AN

This beautifully presented two double bedroom semi detached home has been thoughtfully improved and modernised by the current owners and is offered to the market with no onward chain, making it an ideal purchase for first time buyers or those downsizing.

The accommodation is entered via a welcoming entrance hall, leading to a spacious lounge with French doors opening directly onto the rear garden and a contemporary kitchen/breakfast room. To the first floor are two generously proportioned double bedrooms, both served by a stylish and modern family bathroom.

Externally, the rear garden has been attractively landscaped for low maintenance enjoyment, featuring two patio seating areas ideal for outdoor dining and entertaining, alongside a level lawn while the front garden is predominantly laid to lawn.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.8m x 1.6m (9'2" x 5'2")

Wooden glazed doors to ground floor rooms, staircase to first floor, radiator and a raised cupboard housing fuse box.

LOUNGE 4.8m x 3.4m (15'8" x 11'1")

Double glazed French doors and windows to rear garden, radiator and power points.

KITCHEN/DININGROOM 4.4m x 2.8m (14'5" x 9'2")

Double glazed window to front aspect, and door to side of property, radiators, power points and spotlights. Matching high gloss wall and base units with wood effect laminate work surfaces over and tiled splashbacks. Integrated fridge/freezer, electric oven and four ring gas hob with extractor over. One and a quarter basin with mixer tap over, space and plumbing for washing machine.

FIRST FLOOR

LANDING 1.8m x 1.8m (5'10" x 5'10")

Doors to first floor rooms and access to loft via a hatch.

BEDROOM ONE 4.9m x 2.7m (16'0" x 8'10")

Double glazed window to front aspect, radiator, power points and spotlights. Built in wardrobe and shelving.

BEDROOM TWO 3.6m x 3m (11'9" x 9'10")

Double glazed window to rear aspect, radiator and power points.

BATHROOM 2m x 1.6m (6'6" x 5'2")

Double glazed obscured window to rear aspect,

heated towel rail and spotlights. Panelled bath with taps and shower off mains over with glass shower panel. Vanity basin unit with mixer tap over and a low level WC with hidden cistern. Wall mounted light up mirror and tiled walls to wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly lawn garden with low level brick wall boundaries and hardstanding pathway leading to front door.

REAR GARDEN

Landscaped with two patio areas for outdoor dining, raised level level lawn with sleeper flower beds. Timber storage shed, outdoor power points and tap. Mainly fenced boundaries with gated side access.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

This home is rebuilt pre-cast concrete construction and a PRC certificate will be made available if required. If a mortgage is being obtained for the purchase the Lender should be consulted to the build type in the first instance.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

