



26 QUEENS ROAD  
KEYNSHAM  
BRISTOL  
BS31 2NH  
£399,950

**Offered to the market with no onward chain and sat within a sizeable plot, can be found this semi detached property. Benefitting wrap around gardens, the property boasts superb potential to either extend the current living space, or construct a separate entity, subject of course to the relevant planning permissions.**

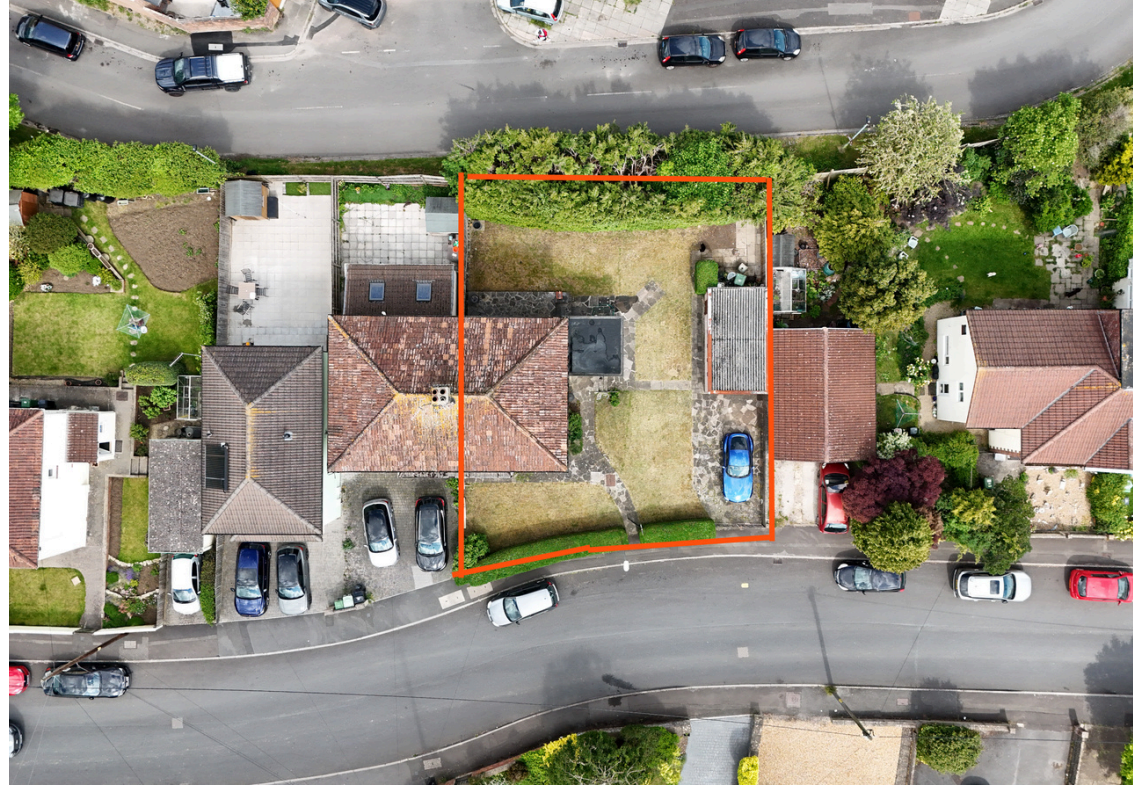
**In its current layout the property comprises generous accommodation found over two floors. The accommodation has been freshly painted and combined with other recent upgrades, including a new gas combination boiler and a newly fitted kitchen.**

**Entrance to the property is via a storm porch and hallway. Stairs then leads to the first floor with doors leading to both reception rooms. The sitting room is positioned to the front of the property and benefits a large, double glazed bay window. The lounge / diner spans the full width of the property with views and direct access via sliding patio doors to the rear garden. The newly fitted kitchen can be found to the extended part of the property and comprises numerous fitted units with expansive work surfaces over. The kitchen boasts dual aspect, double glazed windows to the front and rear aspect with a Upvc door leading to the side aspect.**

**To the first floor can be found three bedrooms and the shower room. Two of the three bedrooms are impressive doubles in nature, with the third being a single. The guest bedroom benefits fitted wardrobes.. The shower room comprises a three piece, white suite.**

**Externally, gardens laid to lawn can be found to the front, rear and side aspects. The rear garden particularly offers an area of privacy, bordered by mature trees. A single garage and driveway provide off street parking with plenty of space available to extend the current driveway if required.**

**Positioned within a popular, residential location in Keynsham, with highly regarded primary and secondary schools available, this attractive home is perfect for any family looking for a property to make their own and potentially grow over many years to come.**



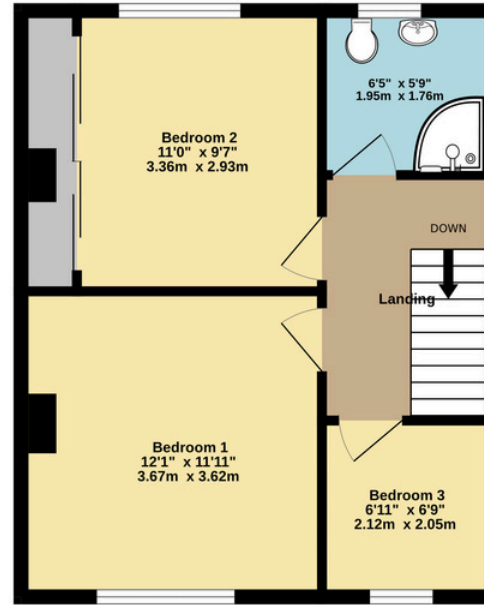






Ground Floor  
544 sq.ft. (50.5 sq.m.) approx.

1st Floor  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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 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)		
29 Queens Road Keynsham BRISTOL, BS31 2AH	Energy rating <b>C</b>	Valid until: 4 May 2036
Property type		Semi-detached house
Total floor area		91 square metres
Certificate number: 1854-3062-5205-8996-0200		

**Rules on letting this property**

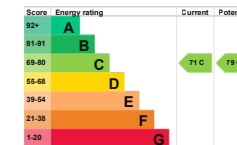
Properties can be let if they have an energy rating from A to E.

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 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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