



23 Cherwell Road, Bristol, BS31 1QT

£220,000

For sale: a first-floor 2-bedroom flat in Keynsham, positioned on the Wellsyde side of town, well placed for local schools and amenities. Recently redecorated throughout and presented in immaculate condition, this property will appeal to first-time buyers and investors seeking a ready-to-move-into home.

The flat offers two double bedrooms, each with built-in wardrobes, providing practical storage and well-planned sleeping accommodation. The living space is open plan with a modern fitted kitchen. There is a modern bathroom and the property benefits from an EPC rating of C and Council Tax Band B.

The location is convenient for Chandag Primary School and Wellsyde School, making it attractive for those needing access to well-regarded schooling. Keynsham's High Street, with its range of shops, cafés, and everyday amenities, is within easy reach, as are local parks and green spaces including Keynsham Memorial Park, offering pleasant riverside walks and recreation.

Enjoying a quiet and pleasant cul de sac setting directly fronting onto an adjoining green and backing onto playing fields, this well maintained and completely re-decorated two double bedroom first floor flat represents an excellent opportunity for first time buyers, small families, downsizers, or Landlords seeking an approximate 6.5% yield. The property also benefits from a complete re-roofing (completed in June 2026).

Internally, the home is accessed via a private entrance with stairs leading up to the first floor landing. From here, the accommodation comprises a spacious lounge overlooking green open space and trees, fitted kitchen enjoying very pleasant countryside views, a white bathroom suite and two double bedrooms, both benefiting from built in storage.

Additional benefits include gas central heating (Vaillant EcoTech boiler), Envirovent whole house ventilation system and external storage cupboard to the front of the property.

Interior -

Ground Floor -

Entrance Hallway - Stairs leading first floor.

First Floor -

Landing - Valliant gas combination boiler in cupboard, doors to rooms and access to loft via hatch.

Lounge/Diner

16'4" x 13'3" (4.98m x 4.05m)



Double glazed window to front aspect, radiator and power points

Kitchen

8'7" x 8'7" (2.64m x 2.62m)



Double glazed window to rear aspect, matching wall and base units with work surfaces over and tiled splashbacks to area. Basin with mixer tap over, freestanding fridge freezer, oven and washing machine. Power points

Bathroom

6'3" x 5'6" (1.91m x 1.69m)



Double glazed obscured window to rear aspect, panelled bath with taps and shower off mains over, pedestal basin with mixer tap over, WC, tiled walls heated radiator and extractor fan.

Bedroom One

13'11" x 8'11" (4.25m x 2.73m)



Double glazed window to front aspect, fitted wardrobe, radiator and power points.

Bedroom Two

9'5" x 8'11" (2.89m x 2.74m)



Double glazed window to rear aspect, fitted wardrobe, radiator and power points

View



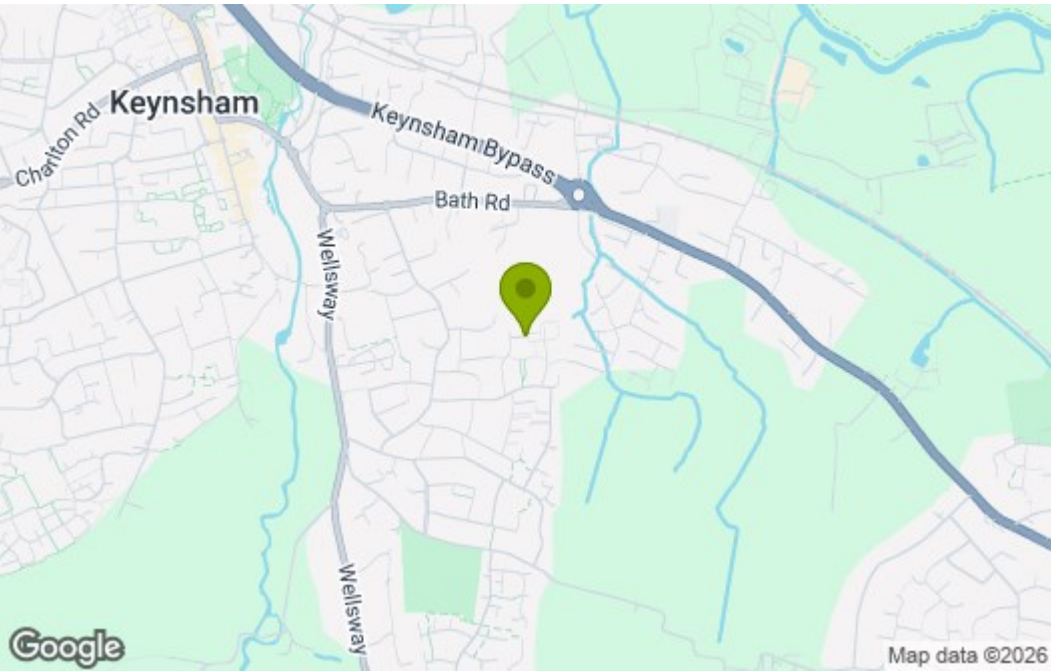
Agent Note

In accordance with the Estate Agents Act 1979 we hereby disclose that a partner of Eveleighs Estate Agents is the owner of this property.

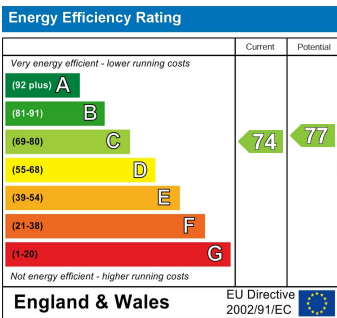
Floor Plan



Area Map



Energy Efficiency Graph



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