



12 MINSMERE ROAD
KEYNSHAM
BRISTOL
BS31 1PN
£230,000 OFFERS OVER

Presented to the highest of decorative standards and benefitting many recent upgrades, this stunning first floor flat has to be viewed to be appreciated.

Entered via its own private front door (and with a handy and very practical, brick built storage cupboard adjacent) an entrance hallway greets with stairs leading to the first floor. From the landing, access to all rooms can be found, whilst the airing cupboard, complete with a replaced hot water cylinder can be found. The accommodation is spacious in nature with generous room proportions and bathed in natural light via the large double glazed 'Picture' window.

The main living space is the lounge / diner, overlooking the front aspect and with more than enough space for a lounge and dining area. An opening then leads to the separate kitchen. The replaced kitchen comprises a large number of contemporary fitted units with work surfaces over and a selection of integrated appliances.

Both bedrooms are double in size, with the principle bedroom in-particular impressing in size with a fitted storage cupboard offering wardrobe facilities. Completing the accommodation, a simply stunning bathroom. Comprising a three piece white suite, the bathroom again has been replaced over recent years.

Although the property already offers good storage facilities, being a top floor flat, you have sole use of the loft space, which has been insulated and boarded and accessed via a fitted loft ladder. Furthermore the property benefits double glazing and modern, replaced electric radiators.

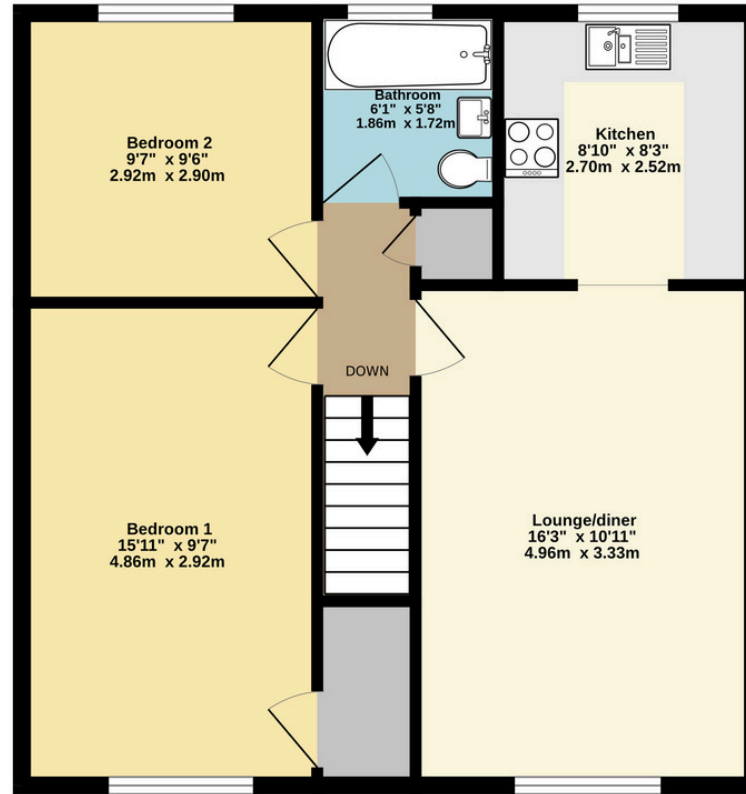
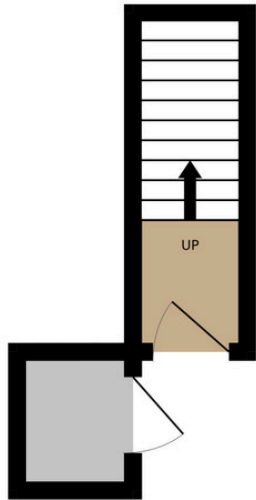
Situated within the Wellsway side of Keynsham, the flat sits in a quiet position on the fringes of open countryside with woodland walks found only a short distance away. On street parking is readily available both on Minsmere Road and on Hurn Lane. An Internal viewing is highly recommended to appreciate all that this wonderful top floor flat has to offer.





Ground Floor
59 sq.ft. (5.5 sq.m.) approx.

First Floor
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 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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