



17 WILLOW WALK
KEYNSHAM
BRISTOL
BS31 2TR
£285,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND ENJOYING A QUIET WALKWAY POSITION, THIS ATTRACTIVE TWO-BEDROOM TERRACED HOME OFFERS WELL-PRESENTED ACCOMMODATION, A LOW-MAINTENANCE GARDEN AND A GARAGE WITHIN A NEARBY BLOCK. WITH LITTLE TO DO BUT MOVE IN AND MAKE IT YOUR OWN, THE PROPERTY MAKES AN IDEAL CHOICE FOR FIRST-TIME BUYERS LOOKING FOR A COMFORTABLE HOME IN A CONVENIENT LOCATION.

Situated within easy reach of Keynsham High Street, Railway Station and Memorial Park, the property is well placed for everyday amenities, with shops, cafés and local facilities all within a short stroll. For those who enjoy getting outdoors, the nearby Abbots Wood provides a lovely setting for walks and a welcome escape into the surrounding countryside.

The property makes a welcoming first impression, with an attractive Neo-Georgian-style frontage and well-kept front garden. Inside, the accommodation is well balanced and thoughtfully arranged, offering comfortable proportions throughout. The entrance hall leads into a cosy lounge positioned to the front, while to the rear is a particularly useful full-width kitchen/diner overlooking the garden — a versatile space for both everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms, alongside a modern three-piece family bathroom, making the home equally suited to those taking their first step onto the property ladder or looking for a manageable home with room to grow.

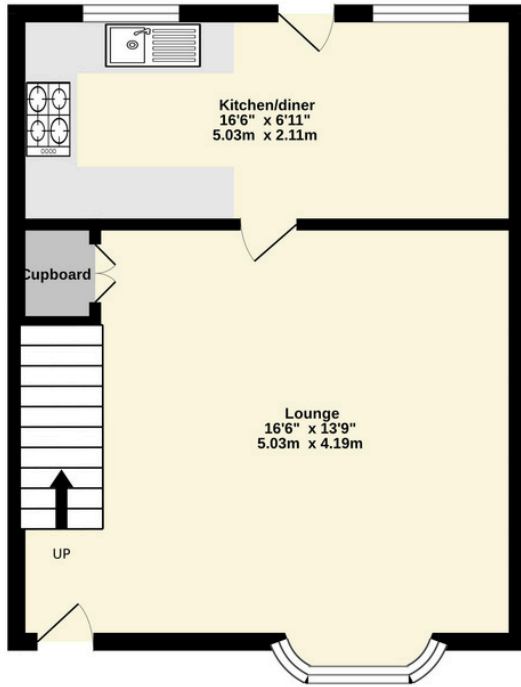
Outside, the rear garden is a real bonus, enjoying a good degree of privacy from neighbouring properties. Mainly laid to lawn, it also features a generous patio area, providing an ideal spot for summer dining or relaxing outdoors. A rear gate provides convenient access towards the garage, which is situated in a nearby block and offers useful additional storage.

With its well-presented accommodation, manageable outdoor space, excellent local convenience and no onward chain, this is a home that offers an easy and appealing move for first-time buyer. An early viewing is highly recommended.

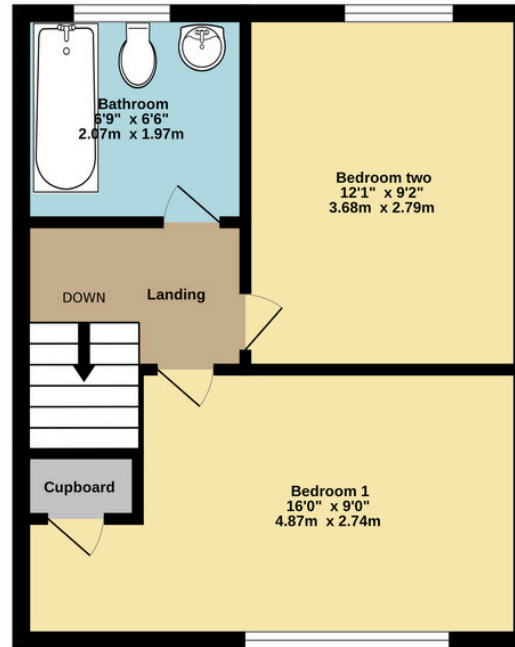




Ground Floor
347 sq.ft. (32.2 sq.m.) approx.



1st Floor
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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)

17 Willow Walk Keynsham BRISTOL BS31 2TR	Energy rating D	Valid until: 14 May 2033 Certificate number: 0370-2045-7250-2797-5601
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Property type: Mid-terrace house

Total floor area: 63 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/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 current energy rating is D. It has the potential to be B.

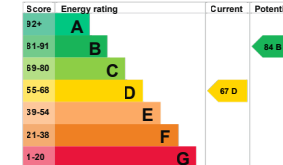
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (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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