

53 CAERNARVON ROAD  
KEYNSHAM  
BRISTOL  
BS31 2PF  
£1,700 PCM



GREGORYS  
ESTATE AGENTS

**ENJOYING A SIZEABLE CORNER PLOT IN THIS POPULAR RESIDENTIAL AREA CAN BE FOUND THIS IMMACULATELY PRESENTED THREE BEDROOM END OF TERRACE HOME, AVAILABLE FROM 24TH AUGUST 2026, AND OFFERED ON AN UNFURNISHED BASIS.**

Having undergone a comprehensive schedule of upgrading works under the current ownership, this attractive property has been tastefully transformed into a stylish contemporary home, sure to appeal to all.

The property offers well-balanced accommodation over a traditional two storey arrangement, with each of the rooms being of comfortable proportions. The property welcomes with an entrance porch that opens into the hallway. Sitting to the front aspect of the ground floor is the full length lounge/diner, enjoying ample natural light due to the dual aspect windows & sliding doors, and opens into a conservatory which lends itself as a welcomed practical area for storage. To the rear of the ground floor can be found a contemporary fitted kitchen, benefitting from a four ring gas hob, electric oven & integrated dishwasher, as well as offering space & plumbing for further appliances. Completing the ground floor offering is a handy cloakroom WC.

Upstairs, the property offers three bedrooms, two of which being comfortable double rooms with the primary bedroom benefitting from fitted wardrobes. A newly installed three piece shower room completes the internal offering.

Outside, this attractive home continues to impress, with the rear garden enjoying a sunny southerly aspect, and comprises of a patio area perfect for alfresco dining, and a raised area laid to lawn framed by established beds. To the front aspect, the double driveway presents as a practical day to day benefit sure to be desired by many.

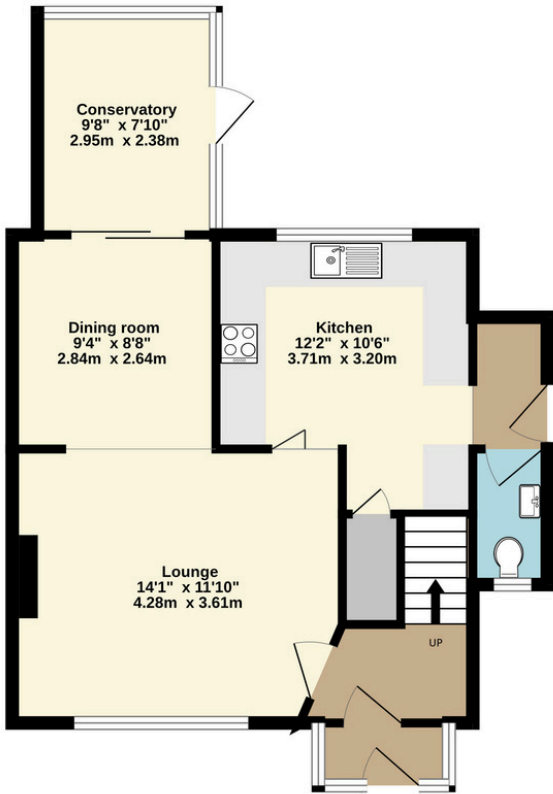
Positioned within easy reach of nearby local amenities, whilst within walking distance of Keynsham High Street & Train Station, this impressive home is sure to be a popular choice amongst many. An early viewing comes highly recommended.



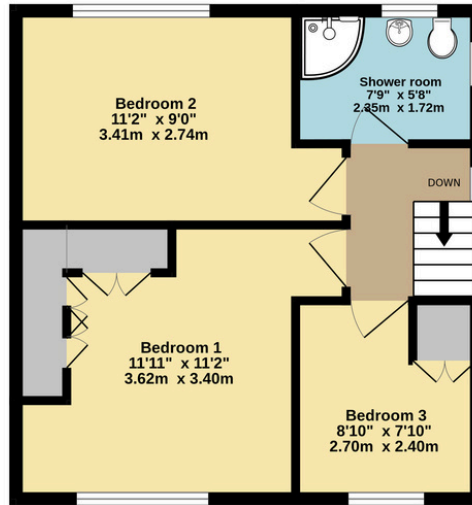




Ground Floor  
552 sq.ft. (51.3 sq.m.) approx.



1st Floor  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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.  
Made with Metropix ©2024

## Energy performance certificate (EPC)

53 Caermarvon Road Keynsham BRISTOL BS31 2PF	Energy rating <b>C</b>	Valid until:	15 September 2034
		Certificate number:	6100-0823-0622-6499-3143

Property type	End-terrace house
Total floor area	77 square metres

### Rules on letting this property

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

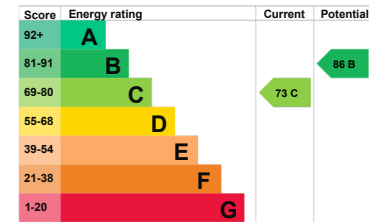
You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord>

### Energy rating and score

This property's energy rating is C. 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 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



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

