

86 PARK ROAD
KEYNSHAM
BRISTOL
BS31 1AR
OFFERS OVER £365,000

ENJOYING A CONVENIENT POSITION ALONG PARK ROAD, THIS SYMPATHETICALLY EXTENDED THREE BEDROOM SEMI-DETACHED HOME OFFERS SURPRISINGLY VERSATILE ACCOMMODATION THAT CAN EASILY ADAPT TO SUIT A VARIETY OF LIFESTYLES. WITH EXCELLENT SCOPE FOR THOSE LOOKING TO UPSIZE, THE PROPERTY PROVIDES A COMFORTABLE HOME AS IT STANDS, WHILST OFFERING PLENTY OF OPPORTUNITY FOR A NEW OWNER TO PUT THEIR OWN STAMP ON IT.

A welcoming entrance hallway leads through to a spacious dining room, which flows naturally into the open fitted kitchen positioned to the rear of the property, overlooking the established rear garden, and benefitting from direct access to the outside area. To the front aspect can be found the well proportioned lounge. A gas fireplace provides a focal point to the room, whilst the outlook beyond adds to the sense of space.

A real highlight is the additional ground floor accommodation, currently arranged as a reception room and served by a modern wet room. This flexible space could work equally well as a guest bedroom, home office, playroom or accommodation for a family member, making the property particularly appealing to those looking for a home that can evolve with their needs.

To the first floor are three further bedrooms, alongside a three-piece family bathroom. The combination of the additional ground floor room and three bedrooms upstairs gives the property a versatile layout, with plenty of options depending on the requirements of the next owner.

Outside, the front garden is neatly maintained and complemented by a block-paved driveway providing off-road parking, accessed via a dropped kerb. The enclosed rear garden is predominantly laid to lawn, with a generous patio seating area and well-stocked flower beds providing an attractive outdoor space.

Location is another key attraction, with Park Road providing convenient access to the High Street and its selection of shops, cafés and everyday amenities. The Railway Station is also within easy reach, offering excellent connectivity for commuters, whilst St Johns Primary School is nearby, making this a particularly practical choice for families.

Offered for sale with no onward chain, this is a well-positioned and adaptable home that offers plenty of flexibility for couples, growing families and those looking for additional accommodation. With its combination of useful living space, attractive gardens and excellent local amenities close at hand, this is a property with plenty of potential to make your own.













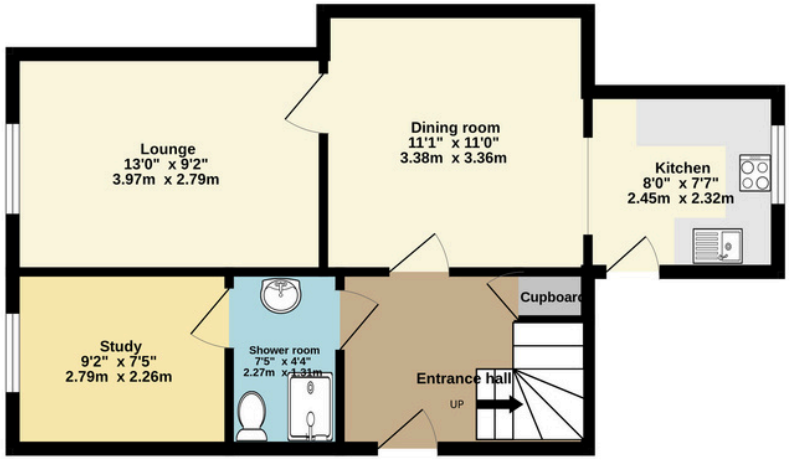




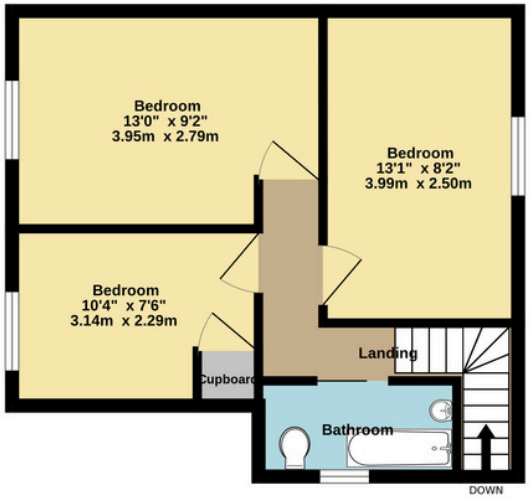




Ground Floor
478 sq.ft. (44.4 sq.m.) approx.



1st Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (79.9 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)

86 Park Road Keynsham BRISTOL BS31 1AR	Energy rating C	Valid until:	24 February 2036
		Certificate number:	2152-3059-8202-1356-4204

Property type	End-terrace house
Total floor area	91 square metres

Rules on letting this property

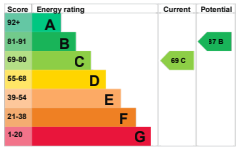
Properties can be let if they have an energy rating from A to E.

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).

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

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