



**45 HURN LANE
KEYNSHAM
BRISTOL
BS31 1RP
OFFERS OVER £450,000**

POSITIONED ON THIS SOUGHT-AFTER ROAD ON THE DESIRABLE WELLSWAY SIDE OF TOWN, CAN BE FOUND THIS IMMACULATEDLY PRESENTED, THREE BEDROOM SEMI-DETACHED PROPERTY, IDEAL FOR THOSE SEARCHING FOR A PREMIUM TURNKEY HOME.

Enjoying an delightful position on Hurn Lane, the property can be found within walking distance of the sought-after Wellsway Secondary School, as well as benefitting from having Manor Road Playing Fields & Nature Reserve on the doorstep, sure to be appealing to families. Keynsham High Street is within easy reach, as well as Keynsham Railway Station & Memorial Park, for those also wanting convenience nearby.

The property benefits from a well-balanced arrangement set across two floors, with each of the rooms being of comfortable proportions. The home welcomes with an entrance porch that opens into a hallway, giving access to a bright & spacious full length lounge diner benefitting from French doors opening onto the attractive rear garden. Under the current ownership a feature log burning stove has been installed, perfect for cosying down during the winter months, and acts a focal point for the room. Sitting to the rear of the ground floor can be found a contemporary fitted kitchen, styled with premium stone worksurfaces & finished with a full selection of integrated appliances.

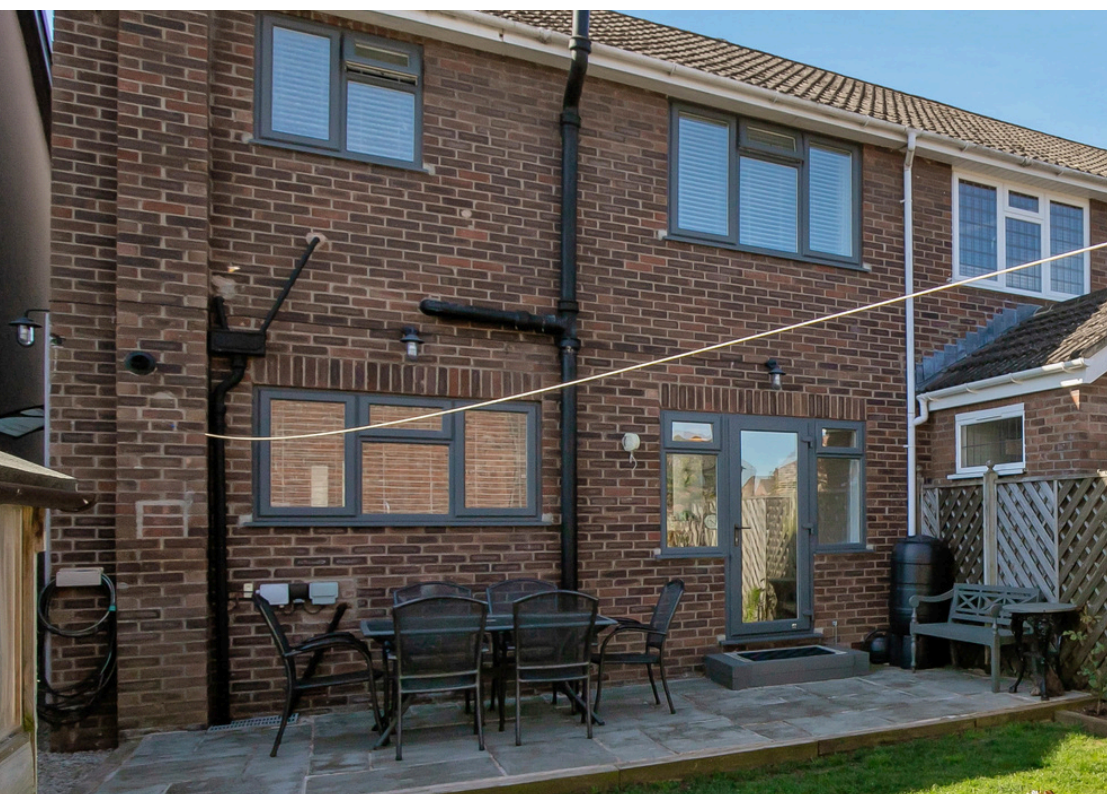
Upstairs, the property offers three bedrooms, two of which being comfortable double rooms, and all benefitting from bespoke fitted storage, a practical feature desired by many. Completing the internal offering is a modern three piece bathroom, finished with a neutral three piece vanity suite.

Outside, this attractive home continues to impress, benefitting from a manicured rear garden that enjoys welcomed privacy from neighbouring homes. The garden has been designed with low maintenance in mind, comprising an area laid to lawn framed by raised borders, as well as offering paved patio areas perfect for alfresco dining or lounging. Gated side access leads to the front aspect, where the home offers ample driveway parking, able to accommodate up to three vehicles comfortably.

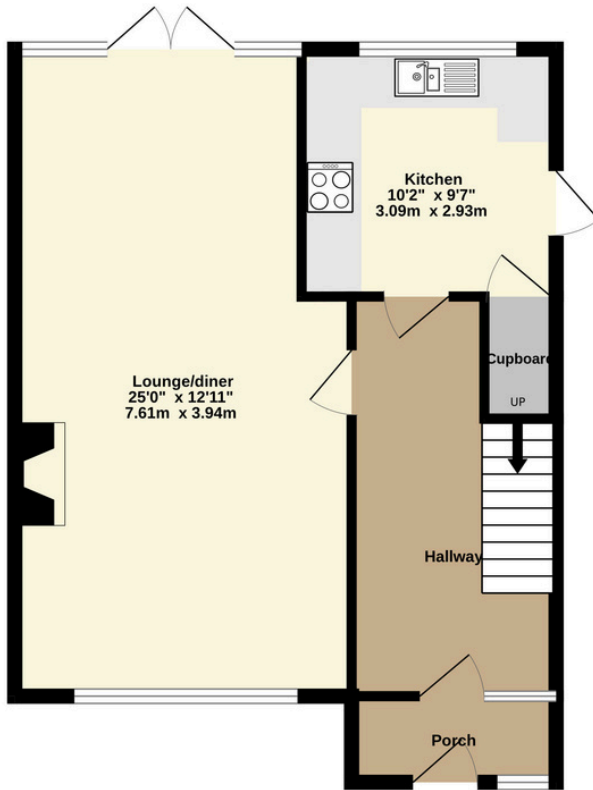
A premium turnkey home in this ever popular area, this property is simply a must view.



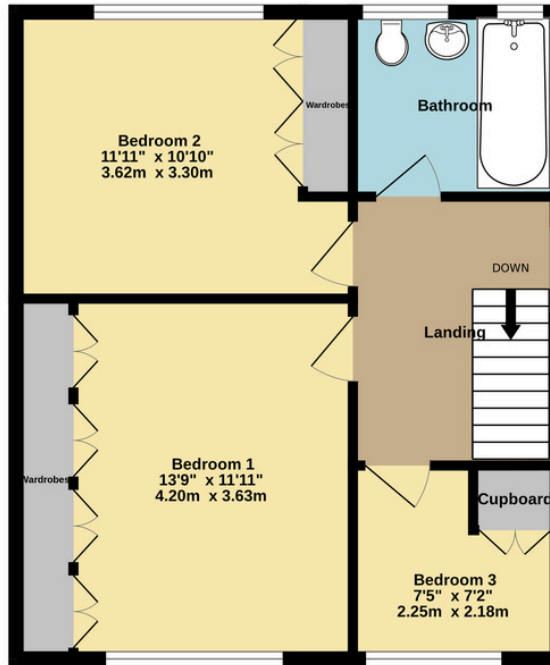




Ground Floor
542 sq.ft. (50.3 sq.m.) approx.



1st Floor
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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 ©2026

Energy performance certificate (EPC)

45, Hurn Lane Keynsham BRISTOL BS31 1RP	Energy rating	Valid until:	23 March 2030
	D	Certificate number:	8260-7027-3640-6418-8296

Property type: Semi-detached 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.

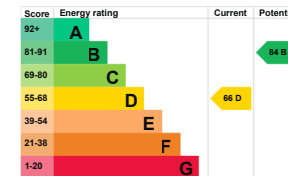
You can read [guidance for landlords on the regulations and exemptions](#)

<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 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



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

