



125 PARK ROAD
KEYNSHAM
BRISTOL
BS31 1AP
£315,000



GREGORY'S
ESTATE AGENTS

SPACIOUS THREE-BEDROOM FAMILY HOME WITH A GENEROUS 80FT GARDEN AND A SHORT WALK FROM KEYNSHAM HIGH STREET - OFFERED WITH NO ONWARD CHAIN

Occupying a generous plot in a highly sought-after residential area of Keynsham, this well-maintained three-bedroom family home is offered for sale with no onward chain and presents an excellent opportunity for buyers seeking a property with both character and future potential.

Set back from Park Road, the property enjoys an impressive rear garden extending to approximately 80 feet, predominantly laid to lawn with a patio area, mature trees and established shrub borders, creating a private and attractive outdoor space ideal for families and keen gardeners alike. The generous garden also offers excellent potential for extension, subject to the necessary planning consents. To the front, there is scope to create off-street parking, again subject to the necessary consents, as many neighbouring properties have already done.

The accommodation is both spacious and well proportioned. An entrance hall leads to the kitchen and staircase to the first floor. The kitchen offers a comprehensive range of fitted wall and base units with generous worktop space and enjoys direct access to, and pleasant views over, the rear garden.

The dual-aspect lounge/dining room extends the full depth of the property, creating a bright and welcoming living space with windows overlooking both the front and rear gardens, allowing plenty of natural light to flow throughout the home.

Upstairs are three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single, making the property ideally suited to families, first-time buyers or those looking to work from home. The bathroom is fitted with a white three-piece suite incorporating a shower over the bath with a contemporary rainfall shower head, and is complemented by a separate WC, providing additional convenience for family living. Further benefits include gas central heating and double glazing throughout.

The property enjoys an excellent location within easy walking distance of Keynsham's vibrant High Street, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. Well-regarded primary and secondary schools are close by, while excellent bus and rail links provide convenient access to both Bristol and Bath.

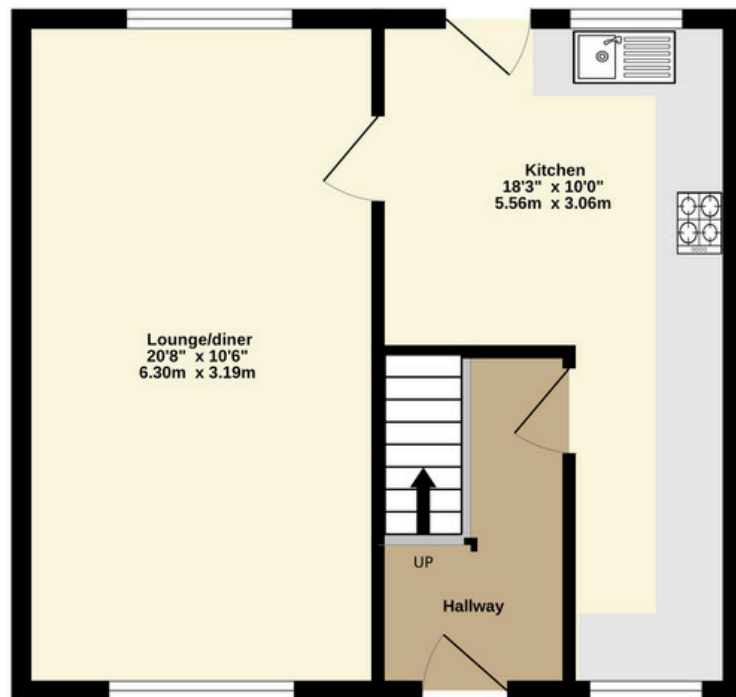
Having been a much-loved family home for many years, the property has been exceptionally well cared for and now offers an exciting opportunity for its next owners to update and personalise it to their own tastes. Combining generous living accommodation, a substantial garden with future potential, and a superb location, this is a wonderful family home offering the perfect opportunity to create a home to enjoy for many years to come.



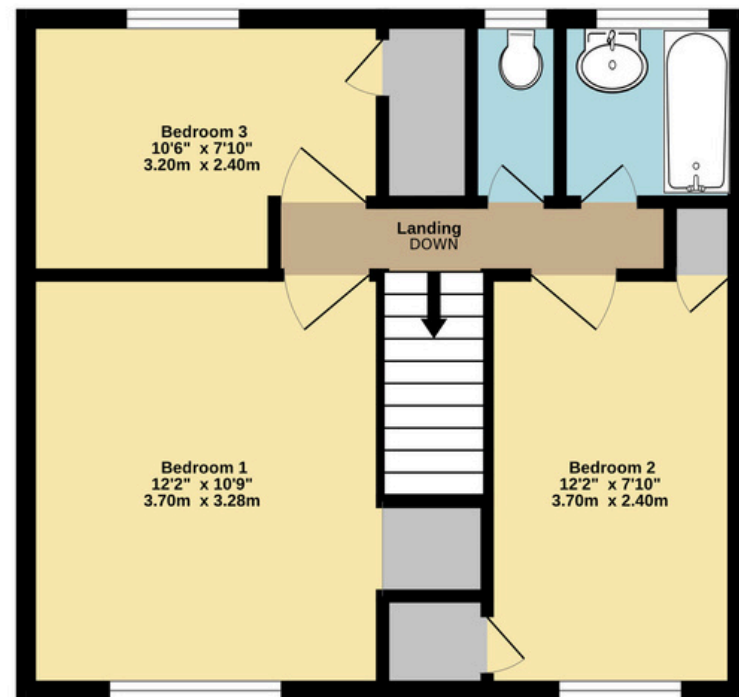




Ground Floor
414 sq.ft. (38.4 sq.m.) approx.



1st Floor
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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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