

11 ALCINA WAY
KEYNSHAM
BRISTOL
BS31 2TL
£325,000



GREGORYS
— ESTATE AGENTS —

SET WITHIN A QUIET AND SECLUDED CUL-DE-SAC ON THIS SOUGHT-AFTER MODERN DEVELOPMENT, CAN BE FOUND THIS WELL-PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME OFFERING MODERN, LOW-MAINTENANCE LIVING IN A REALLY CONVENIENT LOCATION.

Built by the well-regarded Bloor Homes, the property has a quality feel throughout, with a tasteful and contemporary finish that will appeal to buyers looking for a home they can simply move into and enjoy. Equally suited to first time buyers or those looking to downsize, the property offers well-proportioned accommodation, an easy-to-manage garden and parking for two cars.

The ground floor opens into a welcoming entrance hall, leading through to a spacious lounge. To the rear, you'll find a modern kitchen/breakfast room, fitted with a range of integrated appliances and with French doors opening directly onto the garden. The kitchen also gives access to a useful utility area, with a practical downstairs WC completing the ground floor.

Upstairs, there are two comfortable double bedrooms, with the main bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the second bedroom.

Outside, the gardens have been designed with easy maintenance in mind. The front is laid mainly to attractive stone chippings, while the enclosed rear garden features a level artificial lawn and generous patio area – ideal for enjoying a coffee in the sunshine, entertaining friends or simply having a space that's easy to look after. The garden also benefits from enviable privacy from neighbouring homes, a rare feature for a modern offering.

There is also off-street parking for two vehicles to the front, accessed via a dropped kerb.

The location is a real bonus. Abbots Wood is a popular development with a good mix of green spaces and modern homes, while Keynsham High Street, with its shops, cafés, restaurants and everyday amenities, is within easy reach. The railway station is also nearby, making this an excellent choice for commuters travelling towards Bristol or Bath.

With its quiet position, modern Bloor Homes finish and convenient access to both the town and transport links, this is a smart and easy-to-live-in home that should appeal particularly strongly to first time buyers.

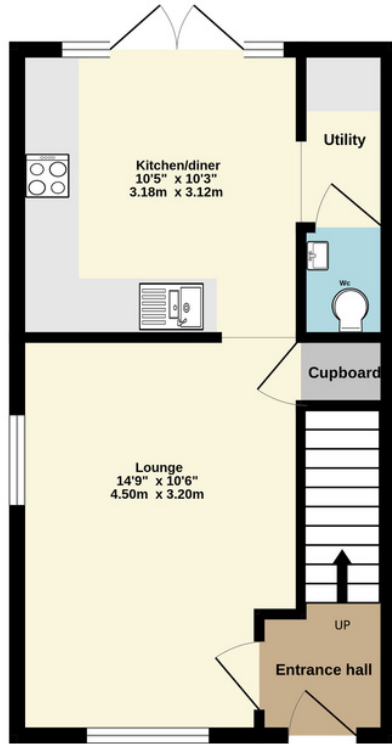
A must view.



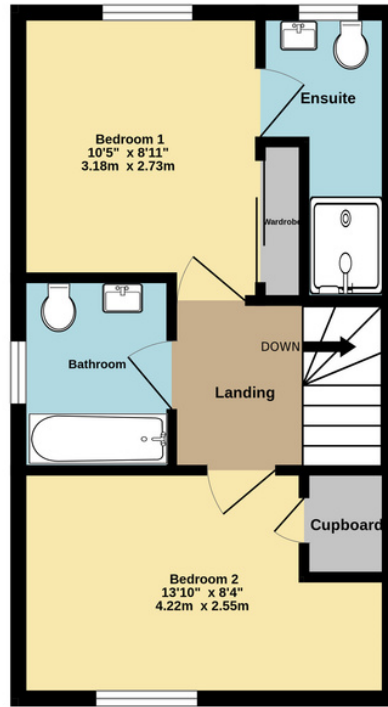




Ground Floor
343 sq.ft. (31.9 sq.m.) approx.



1st Floor
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

11, Alcina Way Keynsham BRISTOL BS31 2TL	Energy rating B	Valid until:	9 March 2030
		Certificate number:	9708-7017-7317-6870-0284

Property type: Semi-detached house
Total floor area: 65 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 energy rating is B. It has the potential to be A.

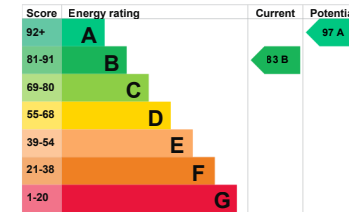
[See how to improve this property's energy efficiency.](#)

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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