

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

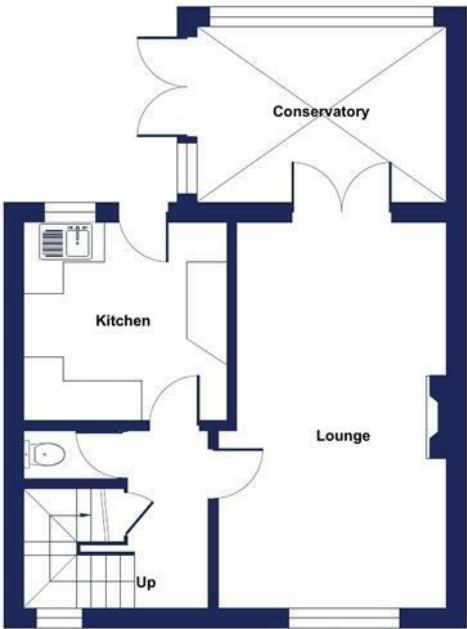
Clements Road, Keynsham, Bristol, BS31

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1500579



DAVIES & WAY

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44 St Clements Road, Keynsham, Bristol, BS311AF



£365,000

A unique three bedroom terraced home that enjoys a highly convenient location.

- Entrance hallway ▪ Lounge ▪ Kitchen ▪ Conservatory ▪ WC ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Driveway ▪ Garden

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44 St Clements Road, Keynsham, Bristol, BS311AF

Enjoying a highly convenient position just a short level walk from Keynsham High Street's excellent range of shops, cafés and amenities, as well as nearby open green space and the picturesque Dapps Hill Conservation Area, this well presented three bedroom terraced home offers bright, neutrally decorated accommodation that will appeal equally to growing families and those looking to downsize without compromising on convenience.

Internally, the ground floor is accessed via an entrance hallway which leads to a spacious lounge measuring 5.7m (18'8") in length. This inviting reception room with eye catching wood burning stove flows seamlessly into a generous conservatory, creating an excellent additional living space that enjoys pleasant views over the rear garden and provides direct access outside. The ground floor is completed by a modern fitted kitchen and a useful separate WC. To the first floor, the property offers three well proportioned bedrooms, comprising two comfortable doubles and a generous single, all served by a contemporary three piece family bathroom fitted with a shower over the bath.

Externally, both the front and rear gardens have been thoughtfully landscaped for ease of maintenance. The front garden is predominantly laid to stone chippings and benefits from a dropped kerb, providing ample off road parking. To the rear, the private garden enjoys a sunny south-westerly aspect and is not directly overlooked, making it an ideal space for relaxing or entertaining. It is mainly laid to lawn and complemented by a patio seating area, decorative stone chipping borders and enclosed fenced boundaries.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.8m x 1.8m (9'2" x 5'10")

Radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.7m x 3.4m (18'8" x 11'1")

Double glazed window to front aspect, glazed French doors to rear aspect leading to conservatory, feature woodburning stove, radiator, power points.

KITCHEN 3m x 2.9m (9'10" x 9'6")

Double glazed windows and door to rear aspect overlooking and providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and electric supply for oven with glass and stainless steel extractor fan over, space and power for upright fridge/freezer, space and plumbing for washing machine, power points, tiled splashbacks to all wet areas.

CONSERVATORY 3.8m x 2.5m (12'5" x 8'2")

Dual aspect double glazed windows to rear and side aspects, double glazed French doors to rear aspect providing access to rear garden, power points.

WC 1.5m x 0.8m (4'11" x 2'7")

Low level WC, extractor fan.

FIRST FLOOR

LANDING 2.7m x 0.9m (8'10" x 2'11")

Double glazed window to front aspect, access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5")

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

BEDROOM TWO 3.5m x 2.1m (11'5" x 6'6" 3'3")

Double glazed window to front aspect, built in storage cupboard housing gas combination boiler, radiator, power points.

BEDROOM THREE 2.8m x 2m (9'2" x 6'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BATHROOM 1.9m x 1.7m (6'2" x 5'6")

Modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings that's accessed via a dropped kerb and provides ample parking, step leading to front door.

REAR GARDEN

Low maintenance rear garden to sunny, south westerly aspect and unoverlooked from the rear. Mainly laid to lawn with fenced boundaries, stone chipping flower beds, patio, access from both kitchen and conservatory.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

