

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Alexander Road, Keynsham, Bristol, BS3

Approximate Area = 850 sq ft / 78.9 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1017 sq ft / 94.4 sq m
For identification only - Not to scale



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: 1481879



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DAVIES & WAY

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2 Alexander Road, Keynsham, Bristol, BS31 2TB



£375,000

A fine example of a modern three bedroom semi detached home that's located within a popular development on the edge of Keynsham.

- Semi detached ▪ Lounge ▪ Kitchen/Dining room ▪ Utility area ▪ WC ▪ Three bedrooms ▪ Bathroom ▪ Gardens ▪ Garage



2 Alexander Road, Keynsham, Bristol, BS31 2TB

Occupying a desirable position on the southern edge of Keynsham and enjoying a pleasant outlook across adjoining countryside, this well presented three bedroom semi-detached home offers stylish, modern accommodation ideally suited to both couples and growing families.

Internally, the ground floor is entered via a welcoming entrance hallway which leads to a generously proportioned lounge overlooking the front garden. To the rear of the property is an impressive full-width kitchen/dining room, fitted with a comprehensive range of integrated Bosch appliances and providing direct access to the rear garden. The kitchen further benefits from a useful utility area with space for a washing machine and a wall-mounted gas combination boiler. The ground floor accommodation is completed by a convenient WC. To the first floor, the property offers three well-balanced bedrooms, all enjoying either countryside or garden views. The principal bedroom benefits from a built-in double wardrobe and a contemporary en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the front garden has been landscaped with ease of maintenance in mind and is predominantly laid to lawn with a pathway leading to the front entrance. The rear garden is equally well maintained, featuring a level lawn, established flower beds, enclosed fenced boundaries, a raised decked seating area and a separate patio, creating an ideal space for outdoor dining and entertaining. Additional benefits include an EV charging point, external power sockets and an outside tap. To the rear of the property is a private parking space accessed via a shared driveway (serving five properties, with all owners contributing equally towards its maintenance). The home further benefits from a single garage equipped with power and lighting.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.4m x 1.3m (7'10" x 4'3")

Radiator, stairs rising to first floor landing, door leading to lounge.

LOUNGE 4.4m x 3.7m (14'5" x 12'1")

Double glazed window to front aspect, radiators, understairs storage cupboard, power points, door leading to kitchen/dining room.

KITCHEN/DINING ROOM 3.8m x 3.7m (12'5" x 12'1")

Dual double glazed windows and French doors overlooking and providing access to rear garden, high quality kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, range of integrated Bosch appliances including double electric oven, four ring induction hob with stainless steel extractor fan over, fridge, freezer and dishwasher. Power points, splashbacks to all wet areas, ample space for family sized dining table, radiator, opening leading to utility area.

UTILITY AREA 1.9m x 1m (6'2" x 3'3")

Range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine, wall mounted gas combination boiler, power points, door leading to WC.

WC 1.8m x 1m (5'10" x 3'3")

Modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC. Radiator, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.1m x 1.5m (6'10" x 4'11")

Access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 3m x 2.8m (9'10" x 9'2")

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.6m x 1.2m (8'6" x 3'11")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 3.1m x 2.7m (10'2" x 8'10")

Double glazed window to front aspect, radiator, power points.

BEDROOM THREE 2.2m x 2.1m (7'2" x 6'10")

Double glazed window to front aspect, built in storage cupboard, radiator, power points.

BATHROOM 2.4m x 1.7m (7'10" x 5'6")

Obscured double glazed window to side aspect, modern matching three piece suite comprising 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

Traffic free front garden, mainly laid to lawn with fence and shrub boundaries, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to a level lawn with fenced boundaries, patio and raised deck ideal for alfresco dining, well stocked flowerbeds, path leading to off street parking. EV charging point, external power and outside tap.

OFF STREET PARKING

Allocated off street parking that is accessed via a shared driveway and leads to a single garage.

GARAGE 6m x 3.2m (19'8" x 10'5")

Accessed via up and over door, benefitting from power, lighting and storage to eaves.

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

This property is subject to an estate charge of £130 payable every six months.

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

