



72 ALBERT ROAD  
KEYNSHAM  
BRISTOL  
BS31 1AD  
£395,000



**Offered to the market with no onward chain. Positioned within a short walk to Keynsham High Street, can be found this bay fronted semi detached property, benefiting extended living accommodation to the ground floor.**

**This delightful three bedroom home sits proudly on Albert Road, set back to allow a small front garden and a driveway providing valuable off street parking. The driveway extends to the side aspect to allow access to the attractive rear garden.**

**Internally a welcoming and sizeable hallway provides the perfect entrance, larger than similar homes due to the handy added porch. From the hallway stairs lead to the first floor with a storage cupboard under. Doors then lead to a practical ground floor cloakroom and to the bay fronted lounge. The living accommodation has an open plan feel, although with double doors with glazed inserts, there is the option to close off the lounge from the remaining rooms. Through the double doors a formal dining room which opens to a generously proportioned kitchen. The kitchen comprises numerous built in units and is positioned overlooking and with direct access to the rear garden. Completing the ground floor, a very handy home office can be found via the dining room.**

**To the first floor can be found three bedrooms, all of which are usable rooms, with two lovely double bedrooms and a comfortable single. The bathroom is spacious in nature with dual aspect windows and comprises a four piece, white bathroom suite, including separate bath and shower enclosure.**

**A regularly serviced gas combination boiler serves the property and can be found in the kitchen. Furthermore the property is double glazed throughout.**

**Albert Road is perfectly located within a short walk to the bustling high street and the train station, allowing for an easy commute to both Bath & Bristol. Stunning open countryside walks of Dapps Hill and beyond are also available on your doorstep, A wonderful opportunity for any buyer.**





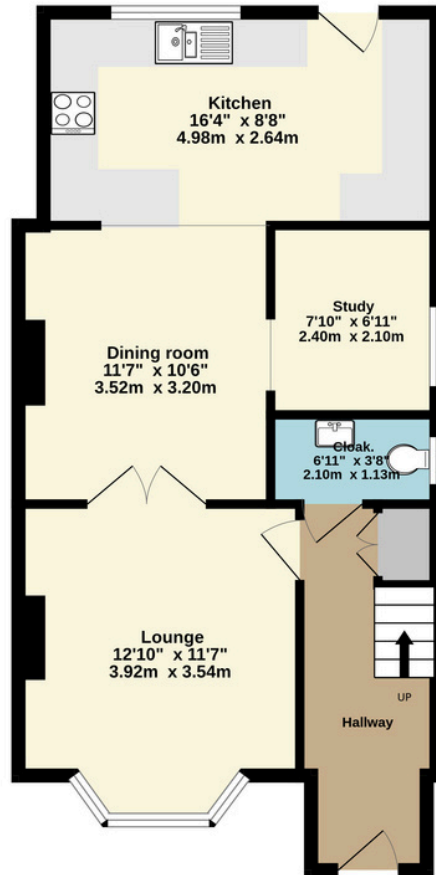




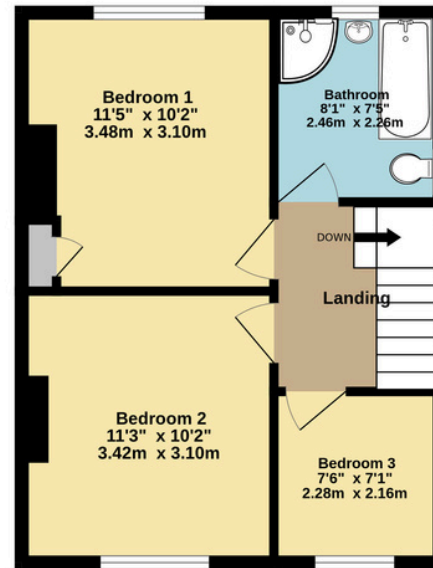




Ground Floor  
567 sq.ft. (52.7 sq.m.) approx.



1st Floor  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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