

22 KELSTON ROAD
KEYNSHAM
BRISTOL
BS31 2JJ

OFFERS OVER £300,000



GREGORYS
ESTATE AGENTS

**ENJOYING A PEACEFUL WALKWAY FRONTAGE
OVERLOOKING NEIGHBOURING OPEN GREEN SPACES,
SITS THIS WELL-PRESENTED THREE BEDROOM MID
TERRACED HOME, OFFERED WITH A COMPLETE
ONWARD CHAIN.**

Situated within easy reach of Keynsham High Street, Railway Station & Memorial Park, and benefitting from open green spaces on the doorstep, this well-proportioned home offers excellent versatility, presenting an ideal opportunity for first-time buyers, growing families, or those looking to downsize.

The property welcomes with an entrance hall that leads to an open plan lounge diner, enjoying ample natural light from the sizeable window to the front aspect, and the feature bi-folding doors positioned to the rear. The comfortable lounge has recently undergone some updating, with a feature media wall now in place, finished with a statement designer electric fire. To the rear of the ground floor can be found a well-appointed fitted kitchen, offering ample worktop space & storage, and enjoys an attractive outlook over the established rear garden. Completing the ground floor offering is a desirable versatile space, currently utilised as a home office. Once the former outbuildings, the space has been thoughtfully converted to an extra day to day room, adding to the accommodation.

Stairs from the entrance hall lead up to the first floor landing, where ample fitted storage can be found, as well as giving access to the remaining rooms. The property benefits from three bedrooms, two of which being comfortable double rooms, and all enjoying fitted cupboard space. Completing the internal offering is a neutral two piece bathroom, and separate WC.

Outside this attractive offering continues to impress, enjoying a larger than typical rear garden, benefitting from enviable privacy from neighbouring homes. The well-kept garden is mainly laid to lawn, whilst also featuring a sizeable patio area, perfect for entertaining, and offers gated rear access where on street parking is plentiful. To the front aspect, a mature front garden makes an inviting first impression.

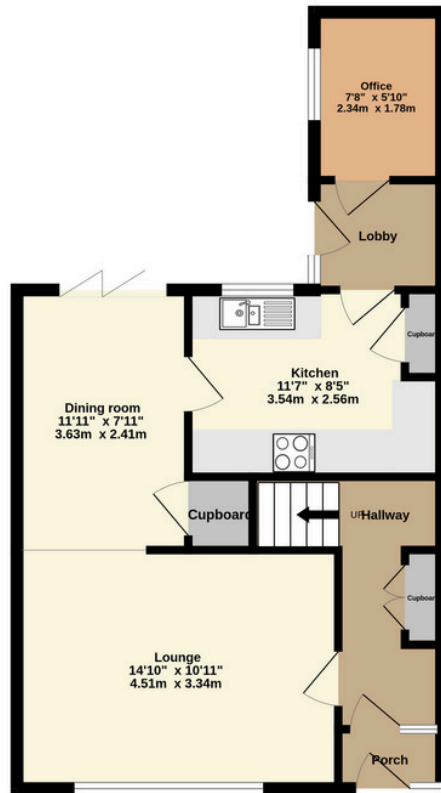
A popular style of home lending itself to interest from a range of buyers, and in our opinion enjoying a premium position within the neighbourhood, and early viewing comes highly recommended.



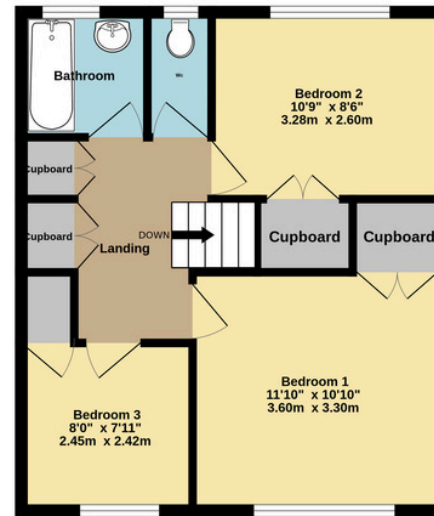




Ground Floor
522 sq.ft. (48.5 sq.m.) approx.



1st Floor
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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 can be given for their availability or effectiveness at the time.



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