



2 PINE COURT
KEYNSHAM
BRISTOL
BS31 2RA
£345,000

OCCUPYING A QUIET WALKWAY POSITION & ENJOYING AN ATTRACTIVE GREEN OUTLOOK TO THE FRONT ASPECT, CAN BE FOUND THIS EXTENDED THREE BEDROOM SEMI-DETACHED HOME.

Situated in a popular residential area to the fringes of the town, this property enjoys several local amenities nearby, whilst Keynsham High Street, Railway Station & Memorial Park are all within walking distance. However for those searching for the best of both worlds, the scenic Abbots Wood is nearby, whilst rolling countryside is positioned on the doorstep, perfect for weekend walks.

The property offers a well-balanced arrangement, benefitting from comfortable room proportions throughout, as well as a well-considered single storey rear extension adding valuable living space to the ground floor offering. The excellently kept accommodation welcomes with an entrance that opens into the bright dining area, finished with French doors overlooking the rear garden, and an open archway through to the kitchen. The contemporary fitted kitchen benefits from ample storage & worktop space, as well as benefitting from a spacious understairs cupboard for all those odds & sods. To the front aspect sits a full width lounge, enjoying ample natural light from the southerly facing frontage, and benefitting from uninterrupted views to the front over the neighbouring green.

Appointed to the first floor are three bedrooms, two of which being comfortable double rooms and both benefitting from fitted storage, whilst the third bedroom is currently utilised as an enviable dressing room. Completing the internal offering is a modern three piece bathroom, fitted with an L shaped bath tub with shower over.

Externally, the rear garden benefits from heightened privacy compared to similar homes nearby, and is presented with an area laid to lawn, with raised decking, acting as a perfect space for alfresco dining. Gated side access leads to the front aspect, with a single garage in a nearby block can be found, ideal for additional storage.

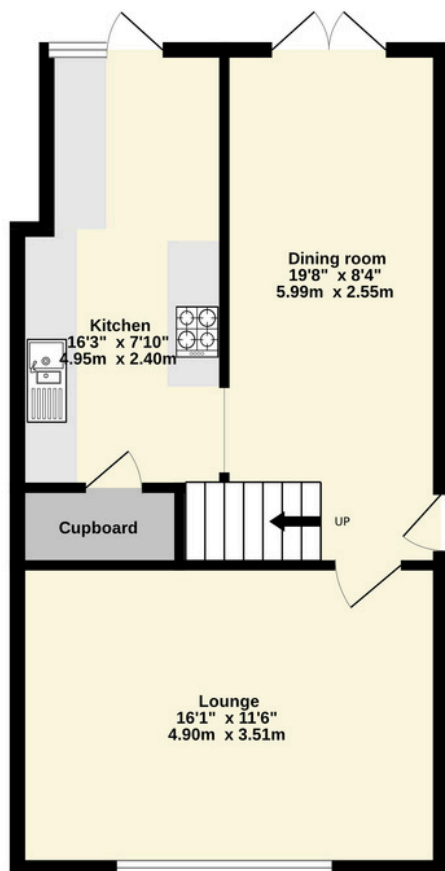
During the current ownership the property has undergone a schedule of works to include a newly installed gas combination boiler, replaced uPVC windows & cosmetic upgrades, which has resulted in an exemplar turnkey home. An attractive offering which presents an ideal opportunity for first-time buyers, growing families, or those looking to downsize. An early viewing comes highly recommended.



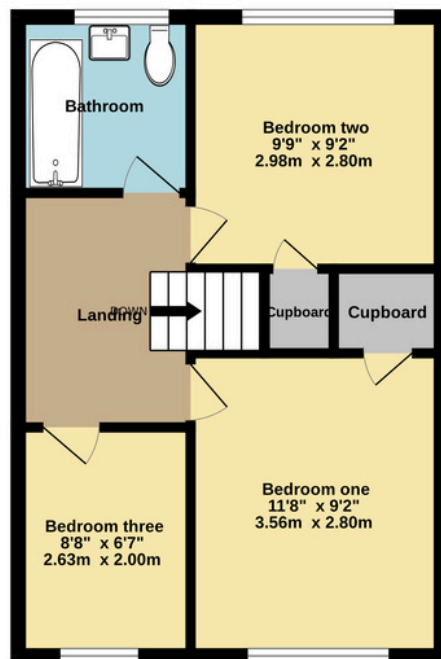




Ground Floor
494 sq.ft. (45.9 sq.m.) approx.



1st Floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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)

2 Pine Court Keynsham BRISTOL BS31 2RA	Energy rating	Valid until:	28 January 2036
	D	Certificate number:	3800-6583-0122-2521-3963

Property type Semi-detached house

Total floor area 83 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 D. It has the potential to be C.

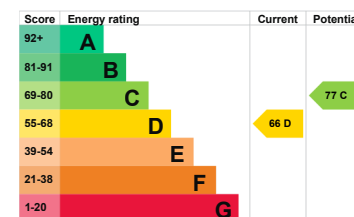
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG(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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— E S T A T E A G E N T S —