



29 LINCOLN CLOSE
KEYNSHAM
BRISTOL
BS31 2LJ
£329,950

Presented to an excellent decorative standard, positioned within this popular cul-de-sac and offering an easy maintenance, south facing rear garden, this wonderful family home is now available and ready to view.

It's position within the cul-de-sac benefits from readily available on street parking, with the potential and space to create a private driveway, creating off street parking, similar to neighbouring properties and of course subject to the relevant permissions.

Externally the property benefits a private. easy maintenance rear garden and enjoying a sunny, south facing aspect. Initially laid to patio adjacent to the rear of the property with steps leading to a large expanse of artificial lawn all enclosed by boundary fencing. To the front aspect, stone shingle and paved patio lead to the large storm porch and with entrance to the property.

Once inside an extended entrance hallway greets. A lovely open space with plenty of storage space available and with an archway leading to the ground floor accommodation and the stairs which lead to the first floor landing. The lounge, a welcoming reception room, spans the entire length of the property with double glazed window to the front aspect and double glazed 'French' doors leading to the rear garden. The kitchen/Diner, similar to that of the lounge, impresses in size with a large selection of kitchen units, expansive work surfaces and with space and plumbing for kitchen appliances. Furthermore a breakfast bar with seating under works alongside the dining area, which sits adjacent to the double glazed 'French' doors leading to the rear garden.

To the first floor can be found three bedrooms and the bathroom. All three bedrooms are generously proportioned with the principle bedroom benefitting a large storage cupboard. The bathroom presents as an impressive, spacious room comprises a contemporary, four piece white suite with large, walk in shower enclosure in addition to the bath.

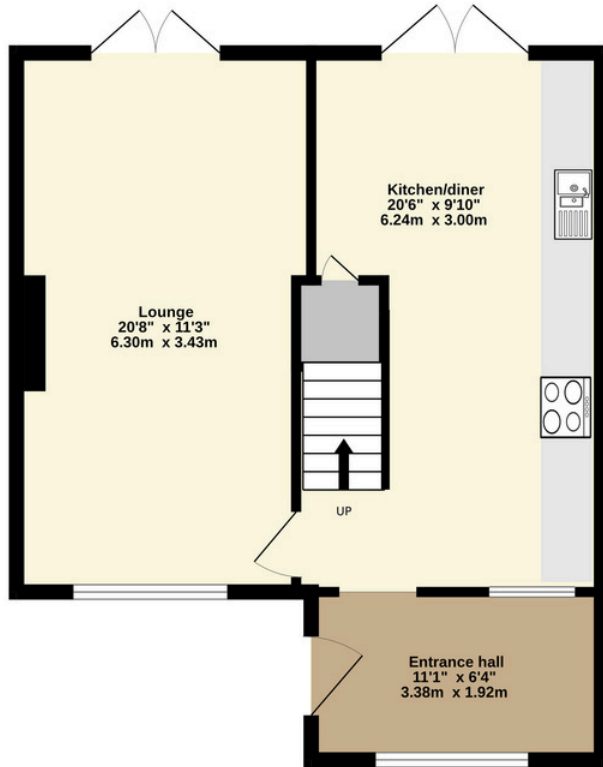
A lovely family home, conveniently positioned to access local shops, Keynsham High Street and train station, with numerous, highly regarded primary schools only a short walk away. This terraced home is perfect for any young couple or family alike. An early, internal viewing is highly recommended.



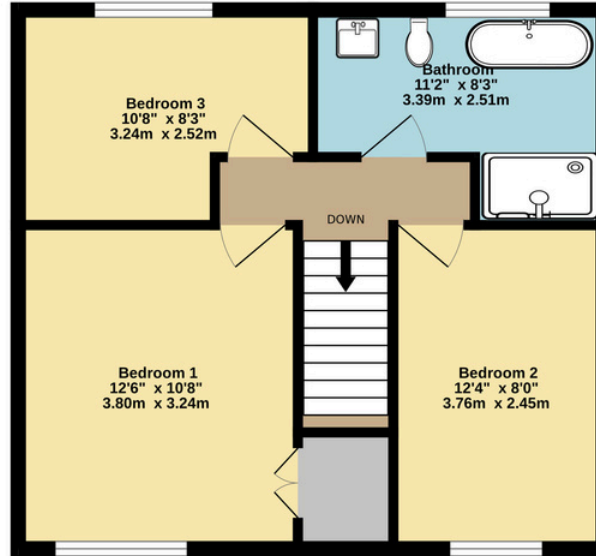




Ground Floor
529 sq.ft. (49.1 sq.m.) approx.



1st Floor
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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)

29 Lincoln Close Keynsham BRISTOL BS31 2LJ	Energy rating	Valid until: 12 May 2036
	Certificate number: 0336-5425-6600-0237-2292	

Property type	Mid-terrace house
Total floor area	90 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 C. It has the potential to be C.

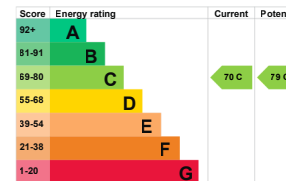
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (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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