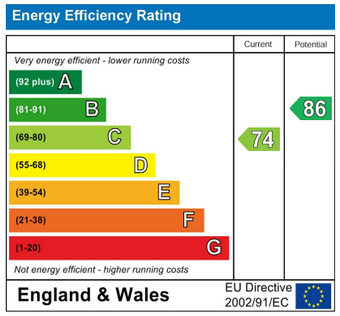

Cedar Drive, Keynsham, Bristol, BS31

Approximate Area = 946 sq ft / 87.8 sq m
Garage = 144 sq ft / 13.3 sq m
Shed = 53 sq ft / 4.9 sq m
Total = 1143 sq ft / 106 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: 1528578

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53 Cedar Drive, Keynsham, Bristol, BS31 2TX



Offers Over £300,000

A well cared for and improved three bedroom terraced home, enjoying a quiet traffic free setting and offering well presented accommodation ideally suited to first time buyers and downsizers.

- Entrance Porch
- Hallway
- Lounge
- Dining room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Gardens
- Garage

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RICS

53 Cedar Drive, Keynsham, Bristol, BS31 2TX

Enjoying a quiet residential setting within a traffic free location, this well presented and improved three bedroom terrace home offers bright, modern accommodation ideally suited to first time buyers, young families and those looking to downsize.

Upon entering the property, an entrance porch leads into a welcoming hallway, which in turn provides access to a well proportioned lounge overlooking the front garden. From here, an opening leads through to a separate dining room, creating an excellent space for everyday living and entertaining. The dining room provides access to both the fitted kitchen, which benefits from a range of integrated appliances, and a generous full width conservatory that overlooks and opens directly onto the rear garden. To the first floor are three well balanced bedrooms. The third bedroom is currently arranged as a dressing room and benefits from two built in wardrobes together with an additional storage cupboard, although it could easily be utilised as a bedroom or home office if required. The accommodation is completed by a three piece family bathroom featuring an oversized bath with electric shower over.

Externally, the property's traffic free position creates a pleasant approach, with a pedestrian pathway leading to a low maintenance front garden mainly laid to lawn. To the rear, the garden has been thoughtfully landscaped for ease of maintenance, with a level artificial lawn, paved patio and timber shed, all enclosed by fenced boundaries. Further enhancing the practicality of the home is a single garage located nearby within a block.

INTERIOR

GROUND FLOOR

PORCH 1.2m x 0.9m (3'11" x 2'11")
Glazed door leading to hallway.

HALLWAY 1.6m x 1.4m (5'2" x 4'7")
Radiator, power point, stairs rising to first floor landing, door leading to lounge.

LOUNGE 4.5m x 4.1m (14'9" x 13'5")
Double glazed window to front aspect overlooking front garden, radiator, understairs storage cupboard, power points, opening leading to dining room.

DINING ROOM 2.9m x 2.5m (9'6" x 8'2")
Radiator, power points, opening leading to kitchen, patio doors leading to conservatory.

KITCHEN 2.9m x 2.4m (9'6" x 7'10")
Double glazed window to rear aspect overlooking conservatory. Kitchen comprising range of matching wall and base units with work surfaces over, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with four ring gas hob and extractor fan over, space, power and water supply for American style fridge/freezer, integrated microwave and dishwasher. Radiator, power points, tiled splashbacks to wet areas.

CONSERVATORY 4.8m x 1.9m (15'8" x 6'2")
Double glazed windows and sliding doors to rear aspect overlooking and providing access to rear garden, double glazed roof, power points, space and plumbing for washing machine, radiator.

FIRST FLOOR

LANDING 2.5m x 2.3m (8'2" x 7'6")
Access to loft via hatch, power point, doors leading to rooms.

BEDROOM ONE 4.6m x 2.8m (15'1" x 9'2")
Double glazed window to front aspect, radiator, power points, built in storage cupboard housing gas combination boiler.

BEDROOM TWO 2.9m x 2.4m (9'6" x 7'10")
Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE/DRESSING ROOM 2.9m x 2.2m (this measurement includes bulkhead) (9'6" x 7'2" (this measurement includes bulkhead))
Two built in double wardrobes and separate storage cupboard, radiator, power points.

BATHROOM 2.2m x 1.9m (7'2" x 6'2")
Obscured double glazed window to rear aspect. Three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized bath with mixer tap and electric shower over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to lawn with pathway leading to front door.

REAR GARDEN
Low maintenance, level rear garden mainly laid to artificial lawn with patio, timber shed and fenced boundaries.

GARAGE
Single garage located nearby within a block.

TENURE
This property is freehold.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B 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
Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



















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