



2



GREGORYS
ESTATE AGENTS

2 LULWORTH ROAD
KEYNSHAM
BRISTOL
BS31 2PX
£340,000

FIRST IMPRESSIONS CAN BE DECEIVING, AND THIS SEMI-DETACHED HOME IS A PERFECT EXAMPLE! OFFERING GENEROUS ROOM PROPORTIONS ACROSS TWO FLOORS AND PRESENTED TO AN IMMACULATE STANDARD THROUGHOUT, THIS IS A HOME THAT PACKS PLENTY INTO ITS DECEPTIVELY SPACIOUS LAYOUT.

Ideal for first-time buyers ready to take that exciting step onto the property ladder, the accommodation includes two large, double bedrooms, a contemporary first floor bathroom and a ground floor cloakroom. Outside, the south-facing rear garden provides the perfect spot to soak up the sunshine, while allocated parking and secure storage add further practical appeal.

Located in this popular residential road in Keynsham, offering easy access to Keynsham High Street & Train Station and with lovely views of the surrounding countryside, this impressive, semi-detached home is perfectly positioned to explore the delights of Keynsham.

A small front garden and pathway lead to the property. A side pedestrian gate leads to a surprisingly generous side aspect, the perfect place to hideaway the bins. Once inside a welcoming hallway leads to all the downstairs rooms and with stairs leading to the first floor. The kitchen/diner can be found to the front of the property overlooking the front garden.

The kitchen comprises a large selection of fitted wall and base units with space and plumbing for appliances. Adequate space is then afforded to a dining area, making the perfect entertaining space. The lounge spans the entire width of the property and can be found with views and direct access to the rear garden. A large storage cupboard can be found within the lounge, whilst a smaller under stairs cupboard combine to offer practical storage. Completing the ground floor is the cloakroom, comprising a two piece white suite.





To the first floor and via a spacious gallery style landing can be found both bedrooms and the bathroom. The principle bedroom can be found to the front of the property with lovely far reaching views. This bedroom impresses in proportion, spanning the entire width of the property offering an abundance of space to enjoy. The second bedroom is again more than just a double with the current owners utilising this room as the perfect, multi-purpose bedroom. The main bathroom is of a contemporary finish, comprising a three piece white suite.

Furthermore the loft has been turned into a useable space, with an electric ladder providing access from the landing. The loft has been plastered and painted, carpeted and benefits natural light via the 'Velux' window. Eves storage is still available. The property is double glazed and gas central heated via a gas combination boiler.

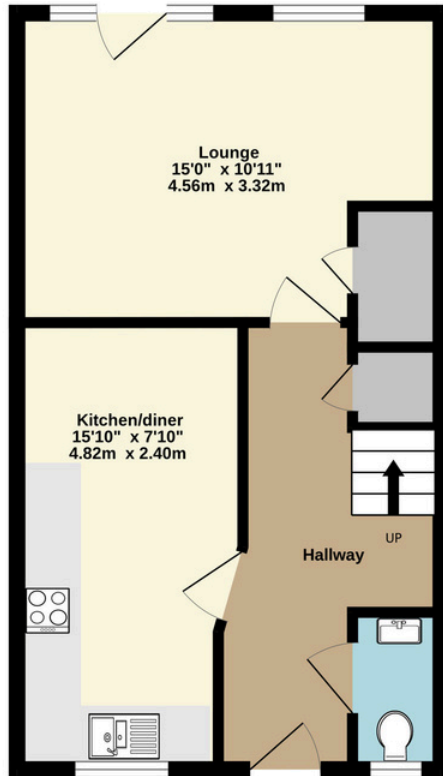
Externally the property offers attractive gardens to the front and rear aspect with the rear garden offering a sunny, private aspect enjoying a southerly aspect. To the rear of the garden an allocated parking space provides off street parking and a brick built, secure storage shed providing valuable outside storage.

A HOME WITH SPACE TO GROW INTO, A GARDEN TO ENJOY AND PLENTY TO GET EXCITED ABOUT - THIS IS ONE WELL WORTH A CLOSER LOOK.

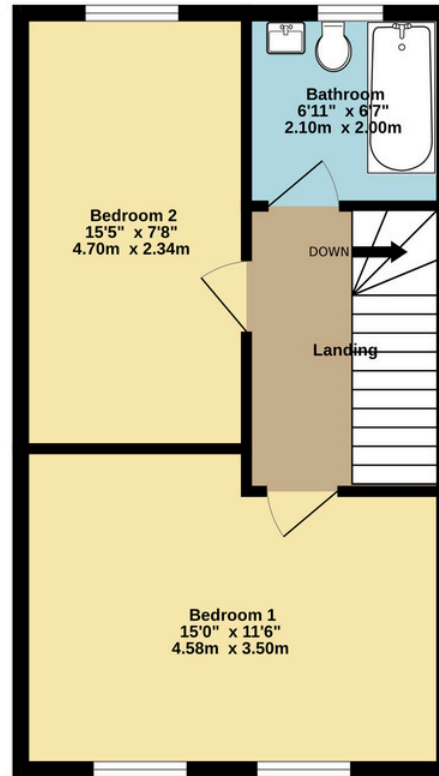




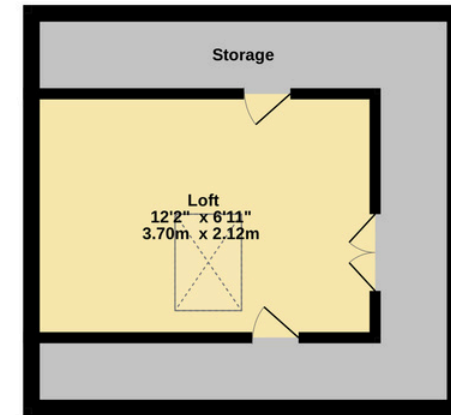
Ground Floor
402 sq.ft. (37.4 sq.m.) approx.



1st Floor
402 sq.ft. (37.4 sq.m.) approx.



2nd Floor
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.

Made with Metropix ©2026

Energy performance certificate (EPC)

2 Lulworth Road Keynsham BRISTOL BS31 3PX	Energy rating C	Valid until: 21 June 2033
Property type		Semi-detached house
Total floor area		76 square metres
Certificate number: 1221-2381-4125-2000-4783		

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 A.

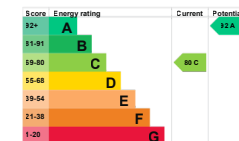
See [how to improve this property's energy efficiency](#).

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



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

