Energy Efficiency Rating			
		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

Garage 7 Buckingham Lodge, Station Road, Keynsham, Bristol,



# £25,000

A rare opportunity to purchase a single lock up garage in an excellent central location near by Keynsham High Street.

■ Garage ■ No onward chain ■ Ideal for vehicle ■ Ideal for general storage ■ Central location





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## Garage 7 Buckingham Lodge, Station Road, Keynsham, Bristol, BS31 2BN

Located in a central location nearby to the local amenities of Keynsham High Street and train station, this single lock up garage is a rare opportunity to purchase.

### GARAGE 4.5m x 2.7m (14'9" x 8'10" )

Single garage built of brick with a wooden stable garage door.

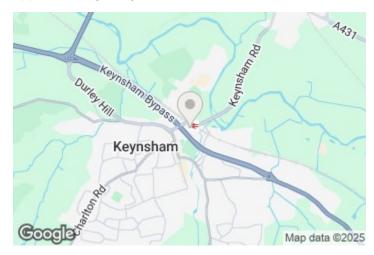
### **AGENT NOTE**

This property is leasehold.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you. Mobile & Broadband https://checker.ofcom.org.uk/Flood Risk https://www.gov.uk/request-flooding-history Coal Mining and Conservation Areas

https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk) https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.





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