



187 CHARLTON ROAD
KEYNSHAM
BRISTOL
BS31 2LR
£285,000



GREGORYS

REAL ESTATE AGENTS

SITUATED IN A POPULAR RESIDENTIAL AREA WITHIN KEYNSHAM, CAN BE FOUND THIS THREE BEDROOM MID TERRACED PROPERTY, BOASTING A SOUTHERLY FACING GARDEN AND CONSERVATORY.

The property welcomes with a practical entrance porch, opening through to sizeable kitchen, benefitting from ample storage and fitted breakfast bar. Parallel to the Kitchen can be found a full length lounge diner, with sliding doors opening to generous sized conservatory.

Upstairs, three bedrooms can be found, two of which double in nature, and a third single room. Finally, a three piece family bathroom with shower over bath complete the internal arrangement.

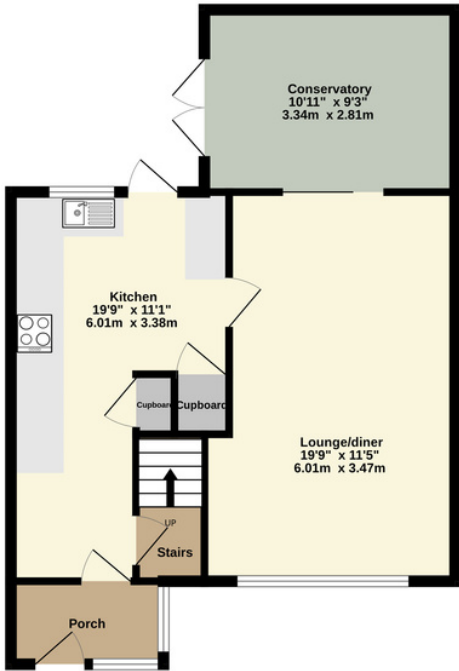
Externally the rear garden benefits from a southerly facing direction and enjoys a private aspect. To the front aspect, on street parking is plentiful whilst a maintained front garden makes a welcoming first impression.

Sure to be of interest to an array of buyers, an internal inspection is highly recommended.

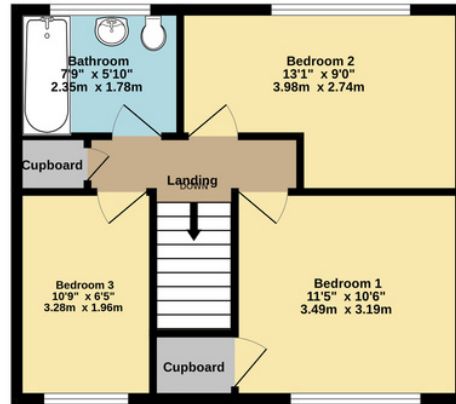




Ground Floor
597 sq.ft. (55.5 sq.m.) approx.



1st Floor
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (96.9 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)

187 Charlton Road Keynsham BRISTOL BS31 2LR	Energy rating D	Valid until: 3 January 2034
		Certificate number: 0370-2394-4390-2404-2351

Property type	Mid-terrace house
Total floor area	79 square metres

Rules on letting this property

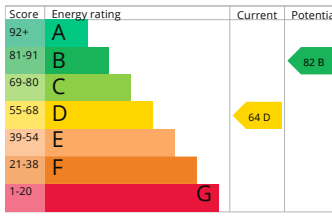
Properties can be let if they have an energy rating from A to E.

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 B.

[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



0117 986 6644

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