



15 WALTON CLOSE
KEYNSHAM
BRISTOL
BS31 2QH
£335,000



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Offered to the market with no onward can be found this, extended, semi detached property. Positioned within a corner plot, the property benefits, front, side and rear gardens, providing potential for a side extension (subject to the relevant planning permissions)

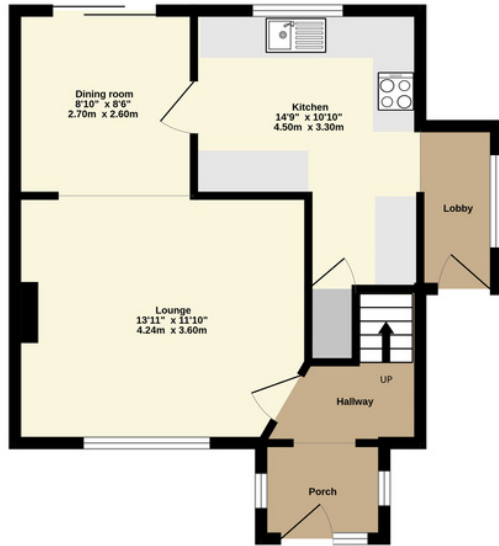
Internally the property is accessed via an entrance porch and hallway, an open plan lounge and dining room provide views of the front aspect and sliding patio doors to the rear garden. A modern fitted kitchen provides a good selection of built in units with a rear lobby providing access to the side aspect. To the first floor can be found three bedrooms and a bathroom, comprising a three piece white suite.

Externally a garage and driveway provide off street parking, whilst to the front aspect a large selection of on street parking can be found. The property is heated via a gas central heated system and is double glazed throughout.

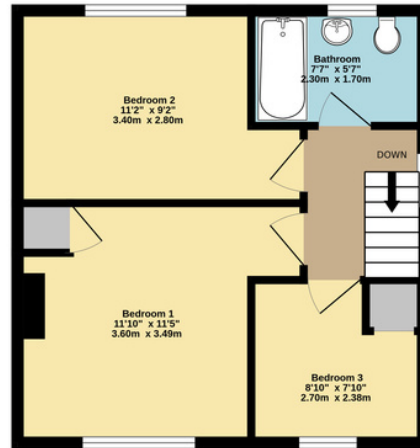




Ground Floor
455 sq.ft. (42.3 sq.m.) approx.



1st Floor
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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)

15, Walton Close
Keynsham
BRISTOL
BS31 2QH

Energy rating
C

Valid until: 24 August 2026

Certificate number: 8503-2854-7629-1327-1863

Property type: Semi-detached 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/landlords-on-the-regulations-and-exemptions) (<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 B.

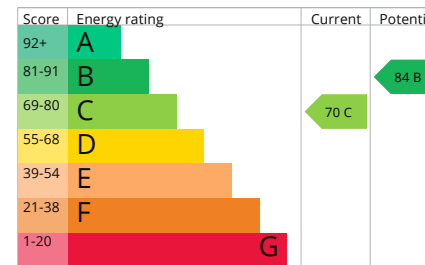
[See how to improve this property's energy efficiency.](#)

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



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