

55 OLD VICARAGE GREEN
KEYNSHAM
BRISTOL
BS31 2DH

£525,000



GREGORYS
ESTATE AGENTS

SITUATED WITHIN OLD VICARAGE GREEN CAN BE FOUND THIS SIZEABLE TOWNHOUSE OFFERING, BENEFITTING FROM A THOUGHTFULLY REARRANGED LAYOUT, TO NOW OFFER GENEROUS ROOM PROPORTIONS ON EACH OF THE THREE FLOORS.

Presented to the highest of standards to boast an array of premium fixtures & fittings, this immaculate home oozes quality throughout, sure to make a lasting impression.

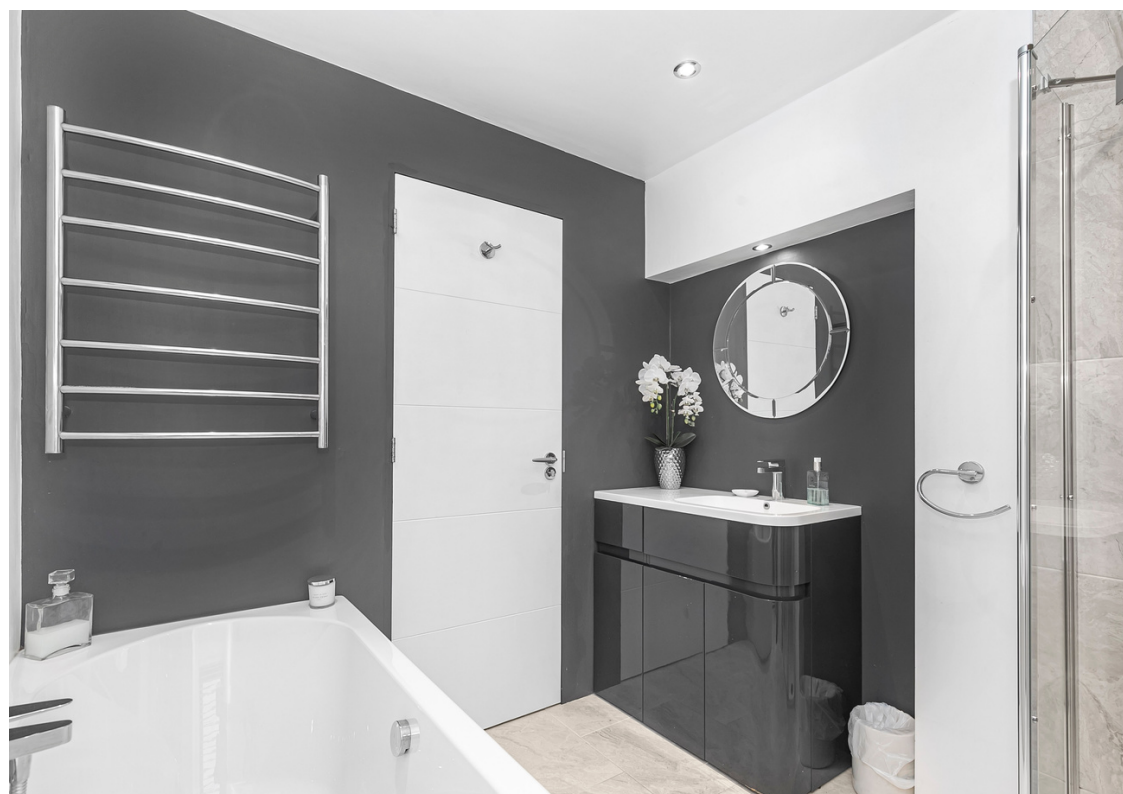
Positioned on the doorstep of Keynsham High Street, Old Vicarage Green welcomes with pristine landscaped communal gardens, offering a variety of seating areas and mature greenery, providing an attractive backdrop for an impressive home. Not only this, the convenient position allows residents to enjoy the amenities of Keynsham High Street within a short stroll, whilst the cities of Bath & Bristol are easily accessible by rail & bus. For those in search of a lifestyle move, this unique offering must be considered.

The property offers space in abundance due to the traditional Townhouse arrangement. However, it has been transformed by the current owners to now offer a contemporary layout, lending itself to modern living. The lower ground floor is occupied by a large kitchen diner, which in our opinion makes for the perfect entertaining space. Finished with a premium Wren kitchen to include AEG appliances, Quartz worksurfaces & bi-folding doors to the south facing courtyard garden, this showstopping room is the hub of the home, ideal for hosting summer parties, family gatherings & relaxing evening drinks. To the ground floor, the property welcomes with an entrance hall leading to bright lounge, drawing in light from the full height feature windows. From the lounge, double doors open to the home office, ideal for those searching for an additional versatile room. Finally, a practical cloakroom WC completes the ground floor arrangement. Appointed to the top floor is a luxury four piece bathroom complete with underfloor heating, and two well proportioned double bedrooms. The large principal bedroom which once formed two separate rooms, has been thoughtfully changed to now include a walk in dressing room, a premium addition for the fashion enthusiast.

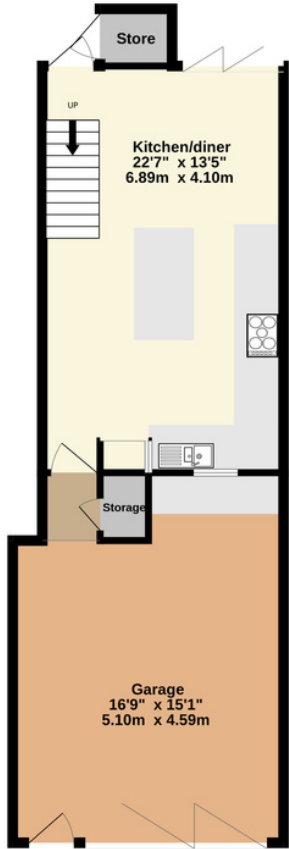
Not all style without substance though, this excellent home also offers the fantastic advantage in the way of a double garage, providing a utility area and secure off street parking or additional storage space. No stone has been left unturned with this home, with even the garage door being changed to a bespoke bi-folding door installed by locally recognised carpenters Apple Joinery.

A unique opportunity for a premium High Street home, offering convenience in every sense of the word. Simply put, a must view.

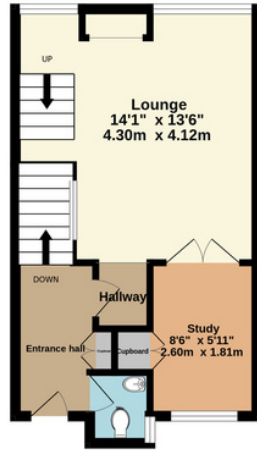




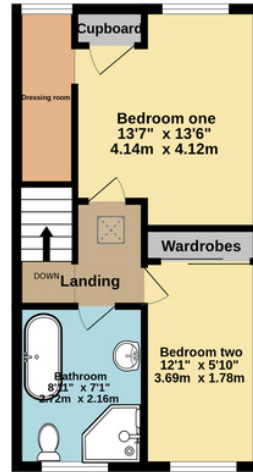
Lower Ground Floor
619 sq.ft. (57.5 sq.m.) approx.



Ground Floor
309 sq.ft. (28.7 sq.m.) approx.



1st Floor
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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)

55 Old Vicarage Green Keynsham BRISTOL BS31 2DH	Energy rating D	Valid until: 2 February 2034
		Certificate number: 0380-2802-9320-2504-0425

Property type	Mid-terrace house
Total floor area	117 square metres

Rules on letting this property

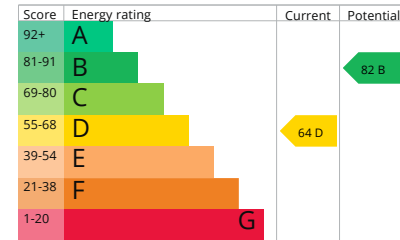
Properties can be let if they have an energy rating from A to E.

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



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