

89 HURN LANE  
KEYNSHAM  
BRISTOL  
BS31 1QY

£209,950



GREGORYS  
Estate Agents

**NO ONWARD CHAIN - BOASTING AN RECENTLY EXTENDED LEASE, IS THIS WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITHIN A DESIRABLE TREE LINED ROAD TO KEYNSHAM'S WELLSWAY SIDE OF TOWN.**

Offering generous room proportions throughout, the property welcomes with an entrance hall with stairs leading to the first floor landing. From here, a sizeable lounge/diner can be found to the front aspect, opening to a modern fitted kitchen to the rear. The accommodation offers two comfortable double bedrooms, with the bright primary bedroom benefitting from a large fitted cupboard. Finally, a contemporary three piece bathroom completes the internal offering.

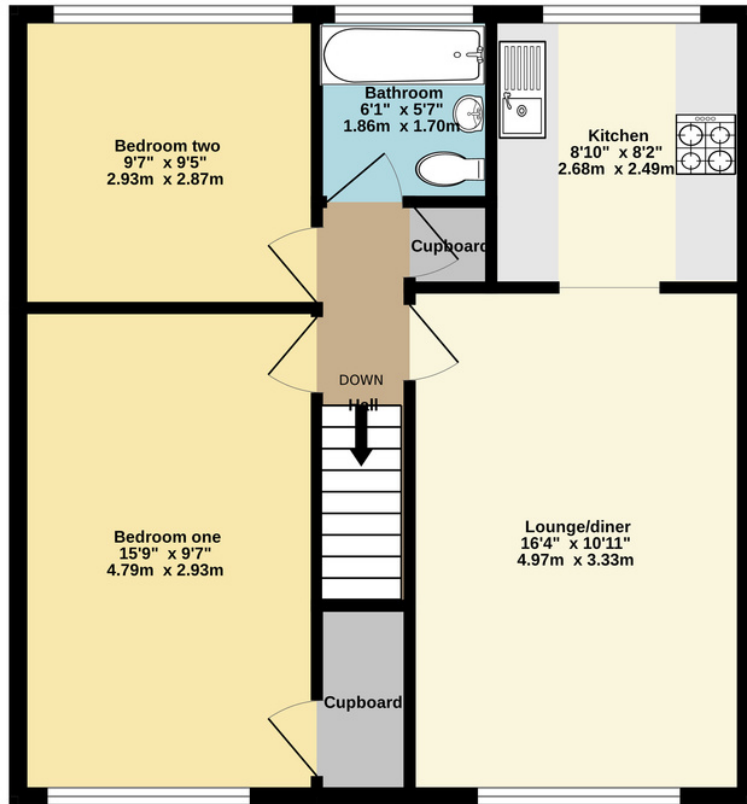
Benefitting from an attractive location within comfortable walking distance to amenities and nearby countryside, this property further offers a single garage, ample on street parking and the convenience of no onward chain. In our opinion this lovely home would be ideally suited to professional couples or landlords seeking an sound investment purchase within this pleasant location

A rare offering offering to the market and one worthy of an internal inspection.





1st Floor  
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.8 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



89, Hurn Lane, Keynsham, BRISTOL, BS31 1QY

Dwelling type: Top-floor flat  
Date of assessment: 24 April 2018  
Date of certificate: 24 April 2018

Reference number: 8305-5645-9729-7427-  
Type of assessment: 6483 RdSAP, existing dwelling  
Total floor area: 54 m<sup>2</sup>

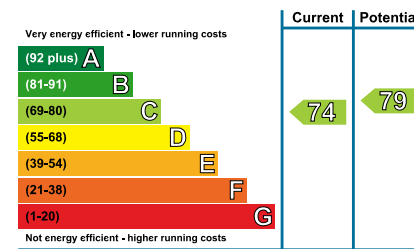
### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£	
Over 3 years you could save		1,326	
Estimated energy costs of this home		£ 303	
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 126 over 3 years	
Heating	£ 855 over 3 years	£ 678 over 3 years	
Hot Water	£ 219 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 1,326</b>	<b>£ 1,023</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Cavity wall insulation	£500 - £1,500	£ 102
3 Low energy lighting for all fixed outlets	£30	£ 111

To find out more about the recommended measures and other actions you could take today to save money, visit

[www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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