



10 CHANDOS ROAD
KEYNSHAM
BRISTOL
BS31 2DB
£440,000



GREGORYS
ESTATE AGENTS

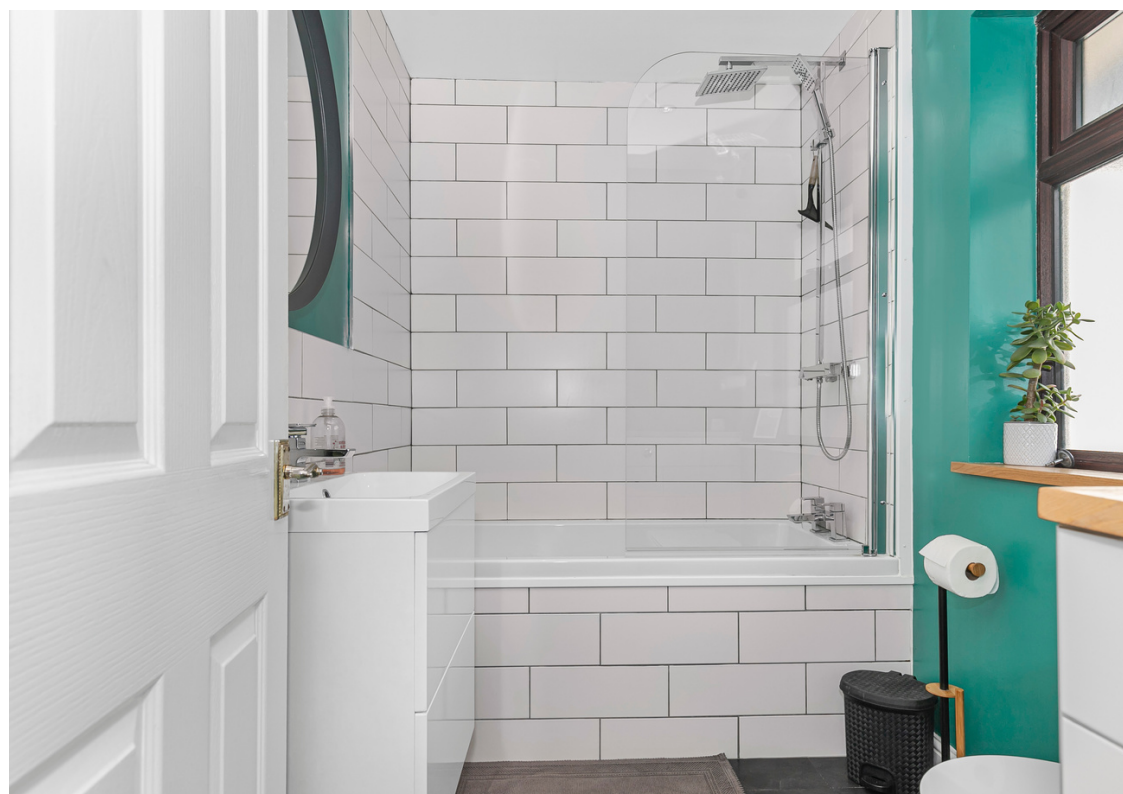
Positioned within a delightful corner of Keynsham, within a short walk of the bustling High Street, the highly convenient Train Station, yet surrounded by beautiful open countryside walks - this semi detached home is in a wonderful spot to enjoy everything Keynsham has to offer. Offered to the market with a complete onward chain.

Set within a large level plot, providing extensive grounds, this spacious three bedroom home impresses both inside and out. To the front aspect, a driveway provides off street parking for multiple vehicles with pedestrian side access to the rear aspect. The beautiful rear garden comprises mature shrubs and trees, including a lovely selection of fruit trees. The garden measures a generous 80ft x 40ft and allows for fantastic potential, taking advantage of the planning permission granted to extend the current property and still retaining a good sized garden. Furthermore a couple of wooden outbuildings provide valuable storage, the larger of the two benefitting power and light - making for the perfect work shop or Wendy house.

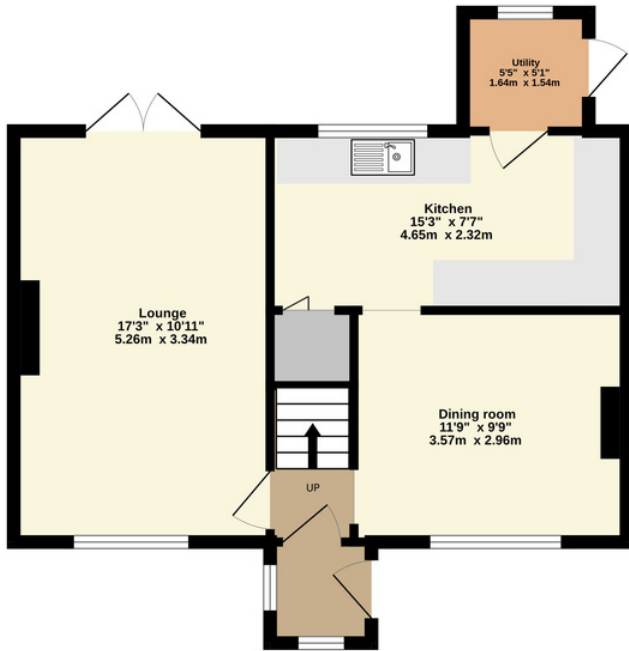
Internally this traditional home is presented to a good decorative standard, with many of the rooms, light and airy, bathed in natural light. A central entrance lobby and hallway provide access to a full length lounge, a spacious room with stunning stripped wooden floorboards and dual aspect double glazed window to the front aspect and 'French' doors leading to the rear garden. A formal dining room, again with exposed floorboards, overlooks the front aspect and leads to the separate kitchen. The kitchen is positioned to the rear of the property with views and direct access (via the utility room) to the rear garden. To the top floor, the first floor landing is of a size, where the current owners are utilising it as an occasional home office, with a pair of windows providing the perfect position to admire the garden. The three bedrooms are all of a generous proportion, providing two double bedrooms and a good sized single. The bathroom has been recently re-fitted and comprises a contemporary three piece white suite.

Furthermore the current owners have secured planning permission for a full width, double storey rear extension. This provides a perfect option for any buyer, who may wish to extend this lovely home further over time. Planning documents and drawings are available upon request or can be found on the BANES website, under reference PP-12590501.

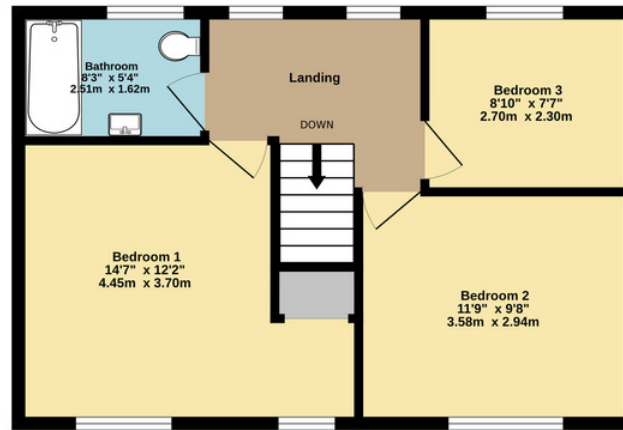




Ground Floor
506 sq.ft. (47.0 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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)

10 Chandos Road Redland BRISTOL BS6 6PE	Energy rating	Valid until:	14 April 2034
	D	Certificate number:	0340-2005-0340-2094-7701

Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

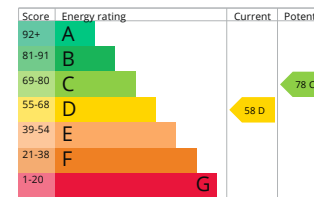
Properties can be let if they have an energy rating from A to E.

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 C.

[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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