



64 QUEENS ROAD  
KEYNSHAM  
BRISTOL  
BS31 2NR  
£300,000



GREGORYS  
ESTATE AGENTS



**Offered to the market with no onward chain is this smart, terraced home presented in a good decorative order. Lovingly cared for over many years, this family home offers spacious accommodation over two floors.**

**Externally the property benefits a lovely, easy maintenance rear garden, which also benefits a fitted, electronic awning. The front aspect has been converted into a driveway with off street parking for two vehicles.**

**Entrance to the property is via an extended and good sized lobby, which in turn leads directly into the kitchen / diner. The kitchen is complete with a number of fitted wall and base units with work surfaces over. Direct access can be found to the rear garden, whilst a couple of useful storage cupboards also benefit. The lounge again impresses in proportion with dual aspect double glazed windows to both the front and rear aspects.**

**To the first floor can be found three bedrooms, and a shower room, which comprises a three piece white suite. A number of storage cupboards can be found across the entirety of the property. The property is double glazed throughout and benefits gas central heating via a replaced 'Worcester' gas combination boiler.**

**Solar panels are installed and benefit the overall running costs of the property. Buyers are encouraged to contact Gregorys for further details of ownership and financial benefit.**

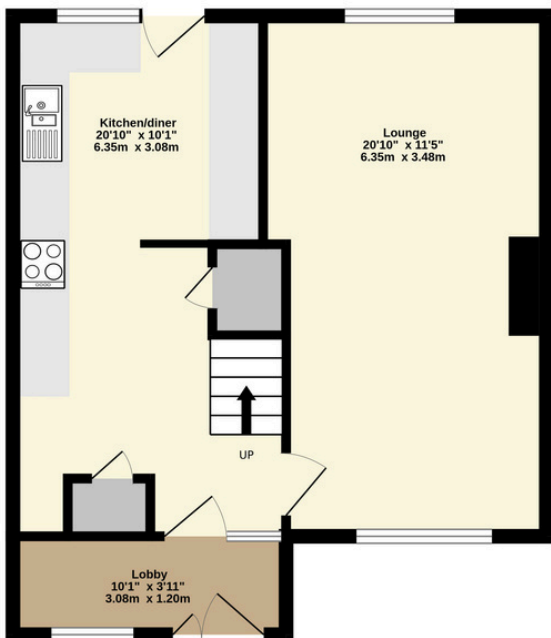




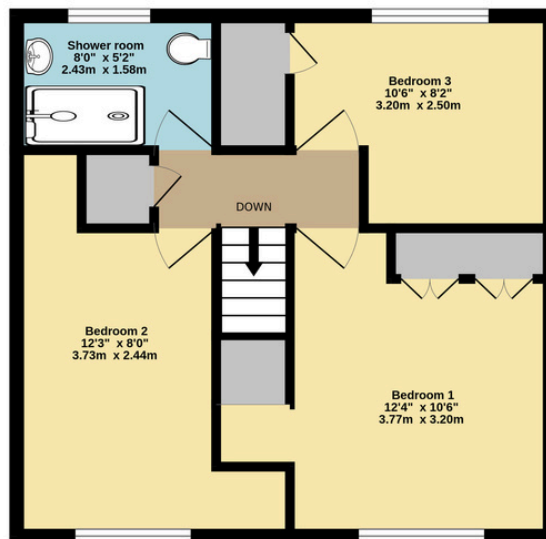




Ground Floor  
483 sq.ft. (44.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.  
Made with Metropix ©2024

## Energy performance certificate (EPC)

64 Queens Road Keynsham BRISTOL BS31 2NR	Energy rating	Valid until:	20 May 2034
	<b>B</b>	Certificate number:	9134-2225-3300-0020-8226

Property type: Mid-terrace house  
Total floor area: 89 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 B. It has the potential to be B.

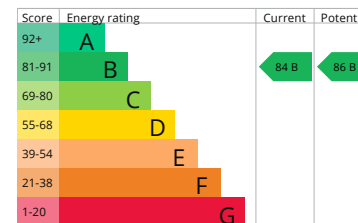
[See how to improve this property's energy efficiency.](#)

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



GREGORYS  
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

