



93 CORONATION AVE
KEYNSHAM
BRISTOL
BS31 2QD
£279,950



GREGORY'S
ESTATE AGENTS

Offered to the market with no onward chain and requiring a level of investment, can be found this traditional terraced property.

Externally the property benefits a large, south facing rear garden, private in nature and offering an abundance of space to enjoy. Side pedestrian access leads to the front aspect where a driveway can be found, providing valuable off street parking.

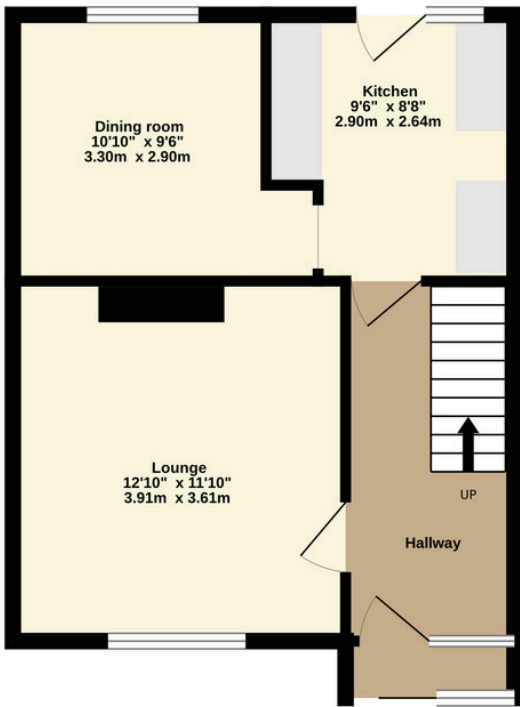
Internally the layout of the accommodation is very traditional form its original build. Entrance is by way of a porch and hallway. The lounge can be found overlooking the front aspect, while the kitchen and separate dining room overlook the rear garden. To the first floor can be found three bedrooms, a modern wet room and separate WC. The property is double glazed throughout.

Although requiring modernisation, the property is priced to sell, with the ability to increase the value evident.

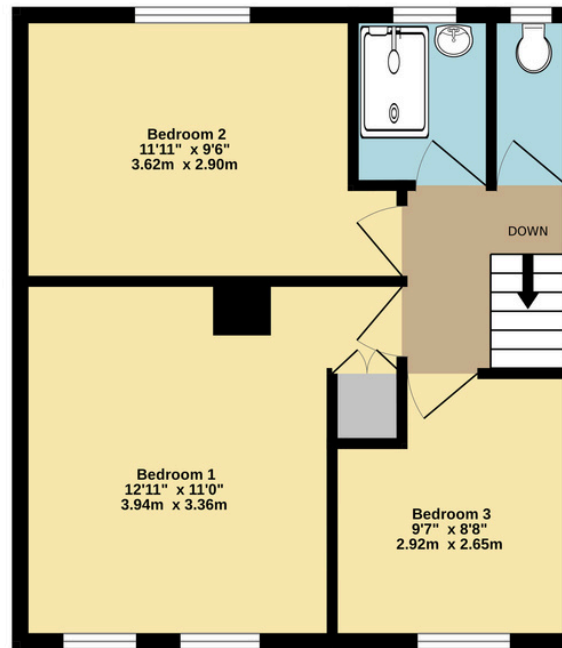




Ground Floor
407 sq.ft. (37.8 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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)

93 Coronation Avenue Keynsham BRISTOL BS31 2QD	Energy rating	Valid until:	7 June 2034
	E	Certificate number:	0338-3038-0206-1114-8204

Property type: Mid-terrace house
Total floor area: 81 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>.

Energy rating and score

This property's energy rating is E. It has the potential to be B.

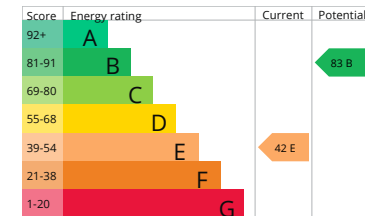
[See how to improve this property's energy efficiency.](#)

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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