



6 ST. FRANCIS ROAD
KEYNSHAM
BRISTOL
BS31 2DT
£390,000



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Offered to the market with no onward chain and set within a sizeable plot, can be found this attractive, semi detached home.

Positioned only a short walk to Keynsham High Street & Train Station, yet set on outskirts of Keynsham with the beautiful countryside walks of Stockwood Vale and beyond, this family home is conveniently placed to enjoy all that Keynsham has to offer.

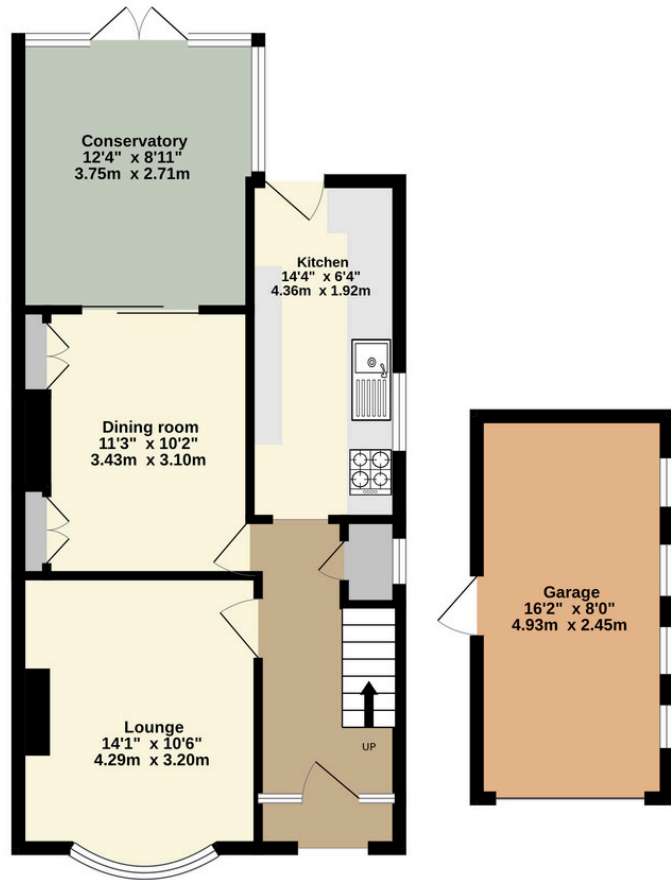
Externally the property offers gardens to the front and rear garden, with the rear garden in particular offering generous outdoor living with mature plants, trees and shrubs. A gated driveway provides off street parking which in turn leads to a single garage sitting to the side aspect, which also offers pedestrian access to the rear garden.

Internally a very traditional layout can be found. An entrance hallway provides access to a ably fronted lounge over looking the front garden, a formal dining room with sliding patio doors leading to a conservatory. The conservatory takes pride of place overlooking the rear garden with direct access via the 'French' doors. A separate fitted kitchen, complete with numerous fitted wall and base units, complete the ground floor accommodation. Appointed to the first floor can be found three bedrooms, two generous double rooms and a third single. The bathroom has been re-fitted into a modern shower room, yet can easily be returned to a bathroom if desired. The property is gas central heated and double glazed. A truly lovely family home.

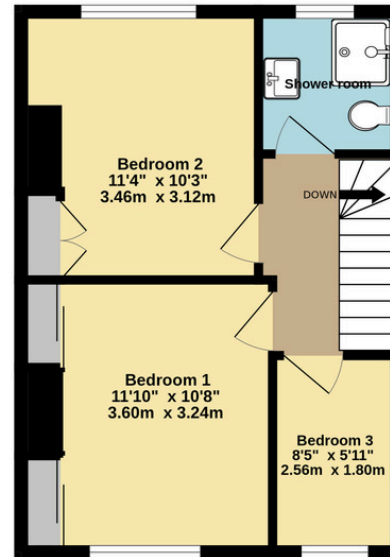




Ground Floor
573 sq.ft. (53.2 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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)

6 St. Francis Road Keynsham BRISTOL BS31 2DT	Energy rating	Valid until:	15 January 2034
	D	Certificate number:	9616-8134-7102-0199-2402

Property type	Semi-detached house
Total floor area	73 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 D. It has the potential to be B.

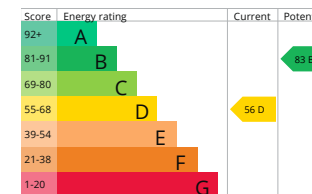
[See how to improve this property's energy efficiency.](#)

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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