



9 DUNSTER ROAD
KEYNSHAM
BRISTOL
BS31 IWB
£465,000



G R E G O R Y S
E S T A T E A G E N T S

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS NEWLY REFURBISHED THREE BEDROOM SEMI-DETACHED HOME.

Having undergone a complete transformation by the current owners, this contemporary family home now allows any new owner to move in without needing to lift a finger! Finished with neutral décor and tasteful fixtures & fittings throughout, the property also benefits from well proportioned room sizes and a well-balanced two floor arrangement.

The property welcomes with an entrance hallway leading to a bright lounge with feature bay window to the front aspect, whilst to the rear of the ground floor a full width kitchen diner can be found, complete with French doors opening to the large south facing rear garden. The kitchen boasts ample storage, a selection of integrated white goods, and feature island perfect for hosting family get togethers or social gatherings. To the first floor, three bedrooms can be found, two of which double in nature, and a modern three piece bathroom with shower bath.

Externally, the property boasts a sizeable garden, stretching over 20m in length, and benefiting from a southerly facing aspect ideal for any sun worshiper. The rear garden is mainly laid to lawn, with a feature decking area perfect for summer drinks. Not only this, but the plot size lends itself to future extensions, ideal for those who wish to future proof their home for years to come. To the front aspect, the property benefits from driveway parking comfortably accommodating two vehicles.

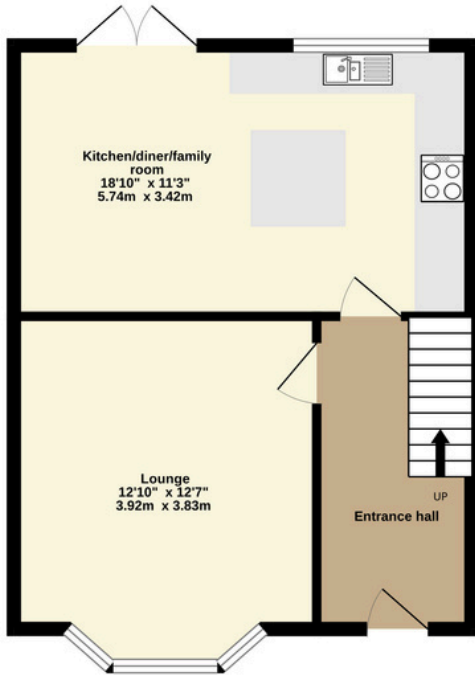
Situated in a popular residential area, within walking distance of Keynsham High St and nearby several desired schools, this premium offering is sure to be a popular choice amongst many. A must view.



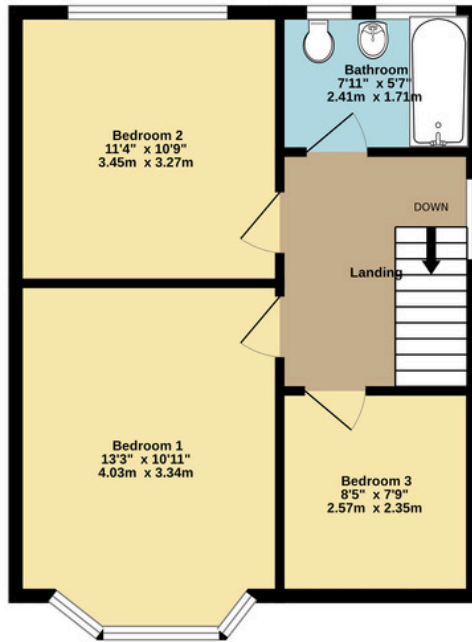




Ground Floor
461 sq.ft. (42.9 sq.m.) approx.



1st Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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.
Made with Metropix ©2024

Energy performance certificate (EPC)

9 Dunster Road Keynsham BRISTOL BS31 1WB	Energy rating C	Valid until:	17 July 2034
		Certificate number:	9839-3027-4203-9524-2204

Property type: Semi-detached 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.

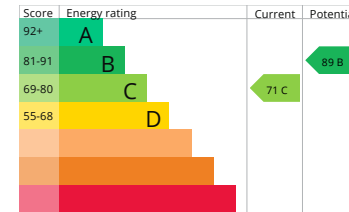
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions).

(<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 C. 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



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

