

24 GOLDCREST WALK
KEYNSHAM
BRISTOL
BS31 2FT
£359,950



GREGORYS
ESTATE AGENTS

SITUATED ON A SOUGHT-AFTER ROAD ON THE POPULAR 'BILBIE GREEN' DEVELOPMENT, CAN BE FOUND THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME.

Constructed by Messrs Barratt Homes circa 2017, this well proportioned home benefits from a south facing rear garden, as well as carport parking for two vehicles. The property welcomes with entrance hall leading to a contemporary fitted kitchen offered with a complete selection of integrated appliances. To the rear of the ground floor a full width lounge/diner can be found, with French doors opening to the rear garden. A practical WC completes the ground floor arrangement.

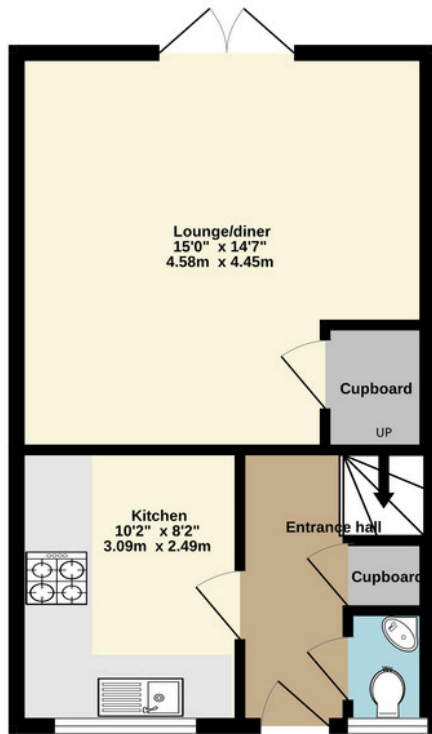
Upstairs, three bedrooms can be found, two of which double in nature with the primary bedroom benefitting from an ensuite shower room. Finally, a modern three piece bathroom completes the internal offering. Externally, the sunny south facing rear garden acts as an ideal entertaining space, whilst parking is offered in the way of two off street spaces, one of which covered.

Tastefully styled throughout, and sure to appeal to an array of buyers, an early viewing comes highly recommended.

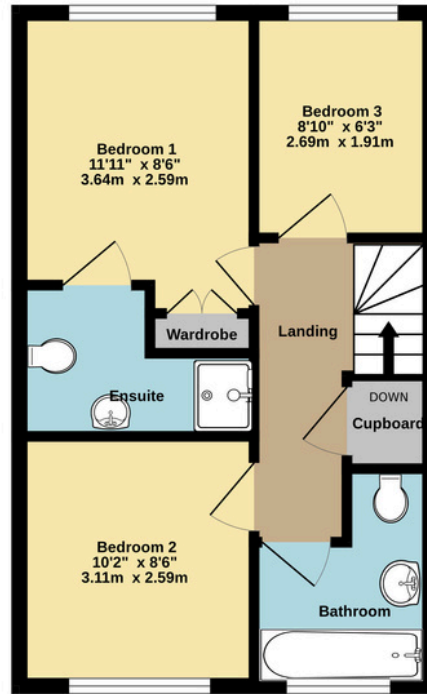




Ground Floor
370 sq.ft. (34.4 sq.m.) approx.



1st Floor
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 829sq.ft. (77.0 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)

24, Goldcrest Walk Keynsham BRISTOL BS31 2FT	Energy rating B	Valid until:	31 October 2027
		Certificate number:	8983-7839-5409-5409-0902

Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

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

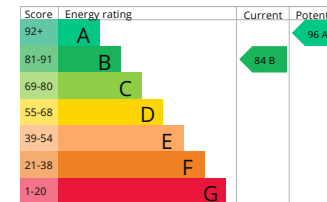
You can read [guidance for landlords on the regulations and exemptions](#)

(<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 B. It has the potential to be A.

[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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