

A two-story terraced house with a light-colored, textured exterior and a dark grey tiled roof. The house features a prominent front porch with a white frame and glass panels. A red car is parked on a paved driveway in front of the house. The property is enclosed by a wooden fence and a brick wall. The sky is blue with scattered white clouds.

**3 HOLCOMBE GROVE
KEYNSHAM
BRISTOL
BS31 2EZ
£350,000**



G R E G O R Y S
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A truly lovely family home, presented to a very good standard and set within a spacious plot in one of Keynsham's popular cul-de-sac's.

The private, south, westerly rear garden measures approx. 70ft in length and is a real show stopper. A gardeners delight in what has been the pride and joy of the seller, haven spent many days 'pottering' and tendering to her plants and shrubs. The front garden is of easy maintenance and presents as an area of off street parking, providing a valuable area for any family with multiple cars.

Internally the property comprises an entrance porch, leading through to the main hallway of the property. The lounge is positioned to the front of the property, whilst to the rear a full width kitchen / diner takes pride of place overlooking and with direct access to the rear garden. From the kitchen a door leads to the utility room, a practical and useful area, a cloakroom and a very handy storage area can all be found. Future expansion or change of layout provides superb potential, subject of course to the relevant planning permissions. To the first floor can be found the bathroom and three bedrooms, all of which are generous in proportions, with the two largest benefitting fitted storage cupboards.

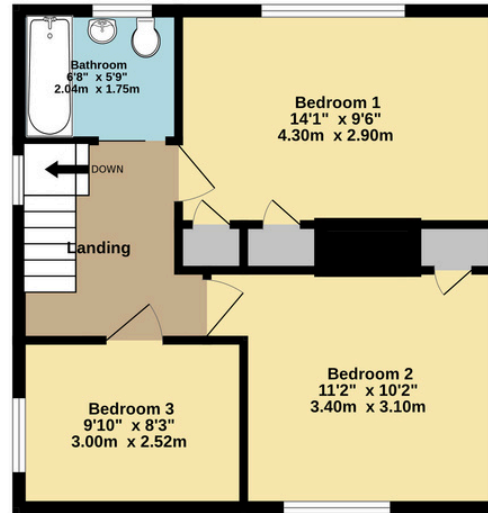
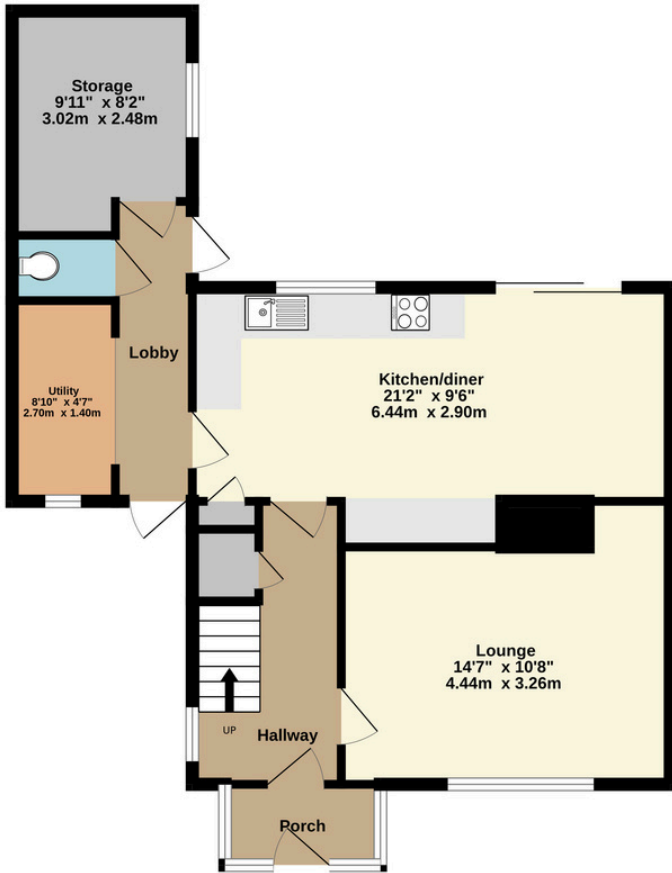
Further benefits include double glazing and gas central heating via a replaced combination boiler. Holcombe Grove is a small, popular cul-de-sac only a short walk from Keynsham high street and train station. A lovely family home and a must view.





Ground Floor
659 sq.ft. (61.2 sq.m.) approx.

1st Floor
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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)			
3 Holcombe Grove Keynsham BRISTOL BS31 2EZ	Energy rating	Valid until:	23 July 2034
	D	Certificate number:	1434-2323-2400-0054-0226

Property type	End-terrace house
Total floor area	88 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 D. It has the potential to be C.

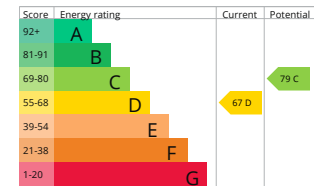
[See how to improve this property's energy efficiency.](#)

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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