

109 LAYS DRIVE  
KEYNSHAM  
BRISTOL  
BS31 2LW  
£275,000



GREGORYS  
ESTATE AGENTS



**Offered to the market with no onward chain and priced to sell, is this well proportioned semi detached property.**

**This three bedroom home is positioned in a lovely part of Keynsham, with public transport links available and well regarded primary schools only a moments walk away. Externally the property benefits gardens to both the front and rear aspect, whilst a single garage can be found, located in the block to the rear of the property with direct, pedestrian access from the rear garden.**

**Internally the property is accessed via the hallway with stairs leading to the first floor and access to all rooms. The lounge can be found to the front of the property with views of the front garden. An opening then leads to the dining room, adjacent and with access to the kitchen and with views of the rear garden. The kitchen comprises numerous, fitted wall and base units and in turn leads to the conservatory. To the first floor can be found three bedrooms, all of generous proportions and a lovely sized bathroom, comprising a three piece white suite.**

**Priced to sell and offered with no chain, this family home is sure to prove popular, therefore an early viewing is highly recommended.**



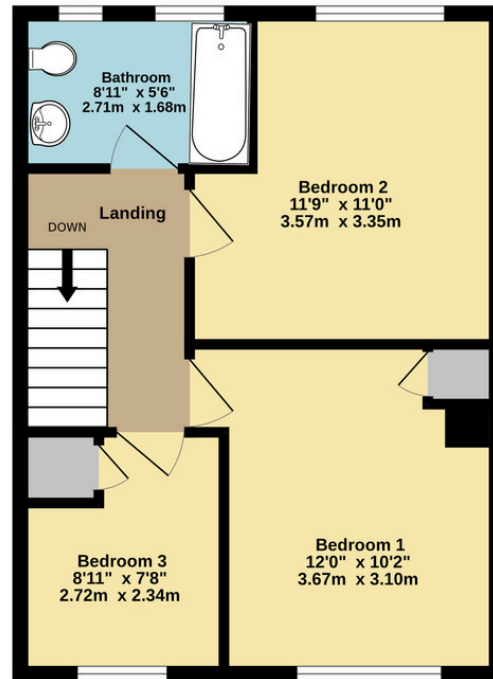
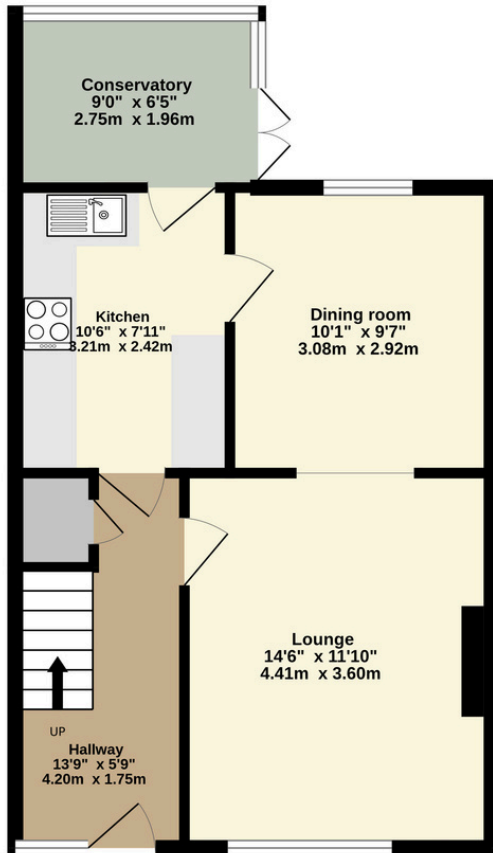






Ground Floor  
484 sq.ft. (45.0 sq.m.) approx.

1st Floor  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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)

109 Lays Drive  
Keynsham  
BRISTOL  
BS31 2LW

Energy rating

D

Valid until:

4 February 2034

Certificate number:

0026-1212-7304-3901-0800

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/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.

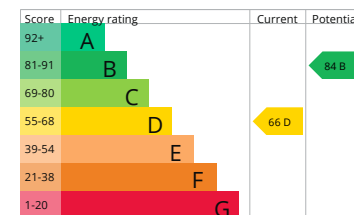
[See how to improve this property's energy efficiency.](#)

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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