



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

57 Bristol Road
Bristol, BS31 2WA

£385,000



Offered to the market with no onward chain is this three storey town house within an excellent Keynsham location. This three bedroom, beautifully finished home sits just a short walk from Keynsham railway station and the amenities of the high street. Internally, the property comprises three well-proportioned bedrooms and a bathroom to the top floor. Positioned to the first floor is the living accommodation, with a bright and airy open plan lounge / diner with doors leading to the sunny, south facing garden. The separate kitchen can be found overlooking the front aspect, complete with a number of built in contemporary kitchen units. Upon the entrance level, an abundance of storage benefits the property, with the further advantage of a ground floor cloakroom and personal access to the single garage, providing off street parking for one car. Further parking is available to the communal driveway to the front aspect. With modern glazed windows and a gas central

GREGORYS ESTATE AGENTS - KEYNSHAM
1 MARKET WALK , KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE HALLWAY

CLOAKROOM

GARAGE 19' 2" x 8' 11" (5.85m x 2.72m)

FIRST FLOOR LANDING

LOUNGE / DINER 20' 10" x 12' 10" (6.35m x 3.90m)

KITCHEN 13' 11" x 10' 6" (4.25m x 3.21m)

SECOND FLOOR LANDING

BEDROOM ONE 12' 0" x 11' 3" (3.67m x 3.42m)

BEDROOM TWO 12' 0" x 9' 5" (3.67m x 2.87m)

BEDROOM THREE 10' 6" x 7' 10" (3.20m x 2.40m)

BATHROOM 7' 7" x 5' 9" (2.30m x 1.75m)





Energy Performance Certificate

57, Bristol Road, Keynsham, BRISTOL, BS31 2WA

Dwelling type: Mid-terrace house **Reference number:** 0698-1098-7221-4876-0984
Date of assessment: 01 September 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 September 2016 **Total floor area:** 105 m²

Use this document to:

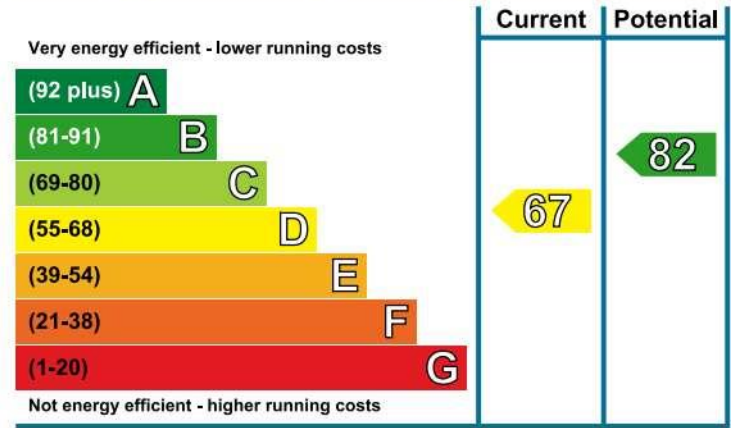
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,655
Over 3 years you could save	£ 507

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 195 over 3 years	
Heating	£ 2,022 over 3 years	£ 1,728 over 3 years	
Hot Water	£ 387 over 3 years	£ 225 over 3 years	
Totals	£ 2,655	£ 2,148	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 45
2 Heating controls (room thermostat)	£350 - £450	£ 120
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 228

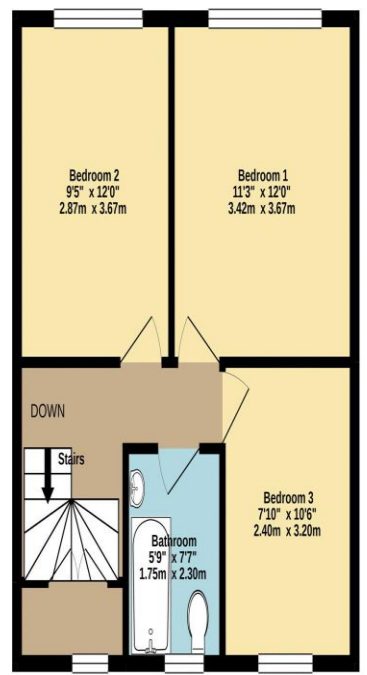
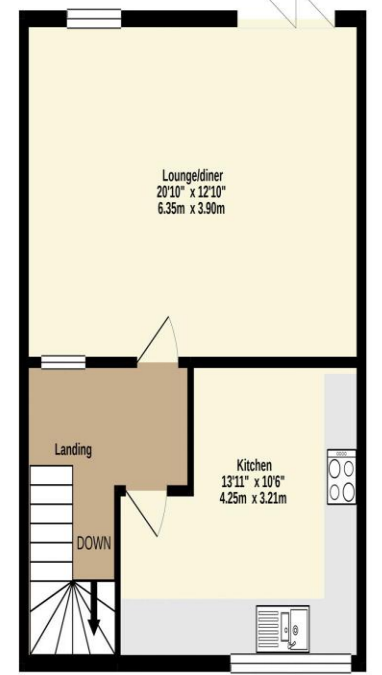
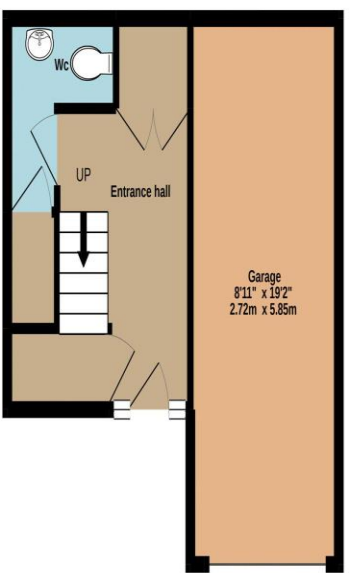
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor
324 sq.ft. (30.1 sq.m.) approx.

1st Floor
462 sq.ft. (43.0 sq.m.) approx.

2nd Floor
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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.
Made with Metropix ©2020