

50 AESOP DRIVE
KEYNSHAM
BRISTOL
BS31 2GP
£285,000



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS WELL-PRESENTED, SEMI-DETACHED PROPERTY.

Situated in an enviable position on the popular Charlton Place development, the property is situated near an open green, with countryside walks of Abbots Wood also on the doorstep.

The accommodation benefits from a contemporary arrangement, perfect for modern living. The ground floor is open plan with a generous sized kitchen offering numerous fitted cupboards and works surfaces, including a breakfast bar. The lounge and dining area can be found to the rear of the property, with 'French' doors leading to the rear garden. The stairs can be found to the separate entrance hallway, whilst a handy downstairs cloakroom complete the ground floor accommodation. To the first floor can be found two double bedrooms and a bathroom, complete with a three piece white suite.

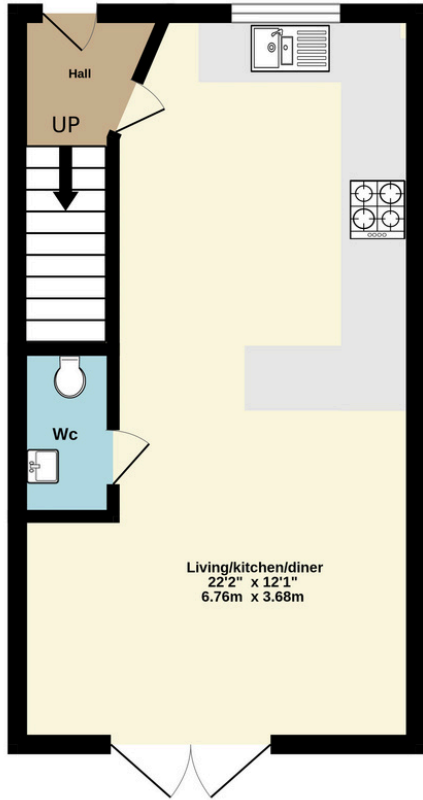
Externally, this excellent offering benefits from driveway parking adjacent to the property, as well as a sunny south facing garden to the rear aspect.

With the property sold with no chain, this property provides the perfect opportunity for any buyer looking for an efficient move.

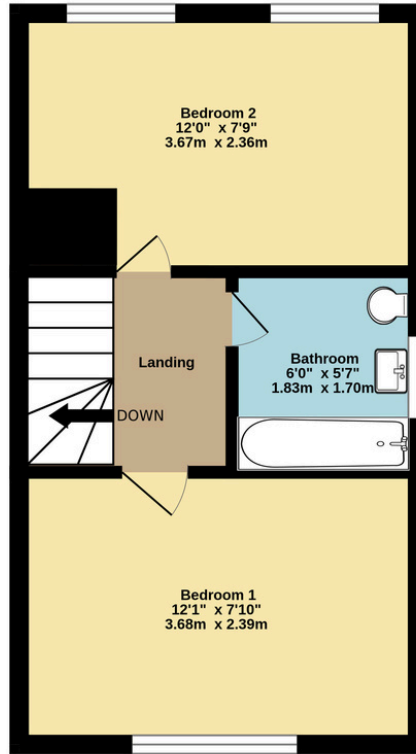




Ground Floor
268 sq.ft. (24.9 sq.m.) approx.



1st Floor
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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)

50, Aesop Drive Keynsham BRISTOL BS31 2GP	Energy rating	Valid until:	7 November 2029
	B	Certificate number:	9664-3878-7695-9601-8291

Property type	Semi-detached house
Total floor area	50 square metres

Rules on letting this property

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

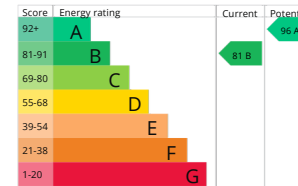
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

(<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 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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