



7 THE BRAMBLES
KEYNSHAM
BRISTOL
BS31 2TT
£315,000



GREGORY'S
ESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS THREE BEDROOM END OF TERRACE PROPERTY, SITUATED ON A LARGER THAN TYPICAL PLOT, POSITIONED IN A POPULAR CUL-DE-SAC.

Having served as a long term family home for over 40 years, the property now offers ample potential for those wanting to find a property to really put their mark on. Although in need of some cosmetic updating, the property has been extremely well-kept during the current ownership allowing any new owner to make changes over time. Not only this, property benefits from a modern gas combination boiler & uPVC windows throughout.

The property welcomes with a spacious entrance hall, leading through to a full length lounge/diner benefiting from sliding doors opening up to the attractive rear garden. To the rear of the ground floor, a fitted kitchen can be found, benefiting from plentiful storage & work surface space. To the first floor, the property offers three bedrooms, two of which double in nature, with the third bedroom lending itself as an ideal study, dressing room or nursery. A modern three piece shower room with large walk in shower enclosure complete the internal offering.

It's not just the inside of this property that offers ample potential, externally the property benefits from a generous side plot, lending itself for future proofing extension works (SSTP) should any new owner wish to grow with their home. In its current form, the wrap around garden is large than typical for the style of property, laid with patio slabs and presented with established borders. To the front aspect, the property offers ample driveway parking, whilst a single garage can be found in a nearby block.

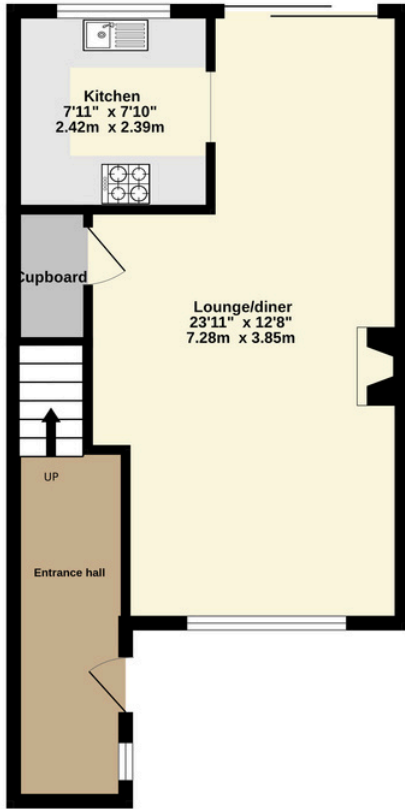
The Brambles can be found within a short walk of the desirable Castle Primary School, whilst also being on the doorstep of open playing fields & Abbots Wood. Keynsham High St, Memorial Park & Railway Station are within are situated just over a mile away, whilst convenient local amenities are only a short stroll away.

Sure to appeal to an array of viewers, an early viewing comes highly recommended.

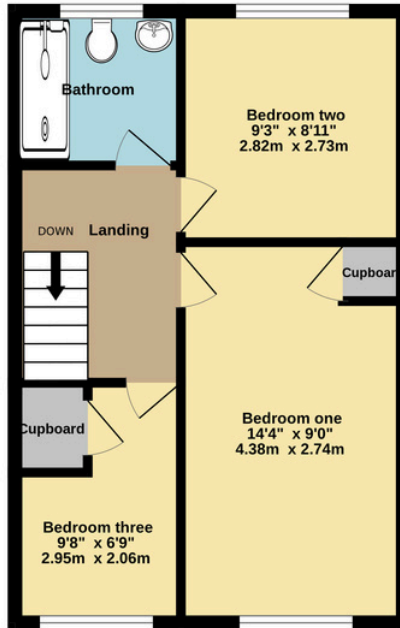




Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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)

7 The Brambles Keynsham BRISTOL BS31 2TT	Energy rating	Valid until:	27 August 2034
	D	Certificate number:	2083-3041-0208-7064-3204

Property type: End-terrace house

Total floor area: 75 square metres

Rules on letting this property

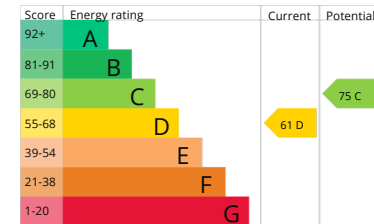
Properties can be let if they have an energy rating from A to E.

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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