



53 CAERNARVON ROAD
KEYNSHAM
BRISTOL
BS31 2PF
£325,000



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

Offered to the market with no onward chain and positioned in a generous plot, can be found this extended, three bedroom property.

The beautiful frontage impresses with a large driveway providing off street parking, a neat and manicured garden and side, pedestrian access leading to the rear garden. The rear garden again is beautifully presented and benefits a sunny, southerly aspect. Mainly laid to lawn with covered seating area and a large wooden storage shed.

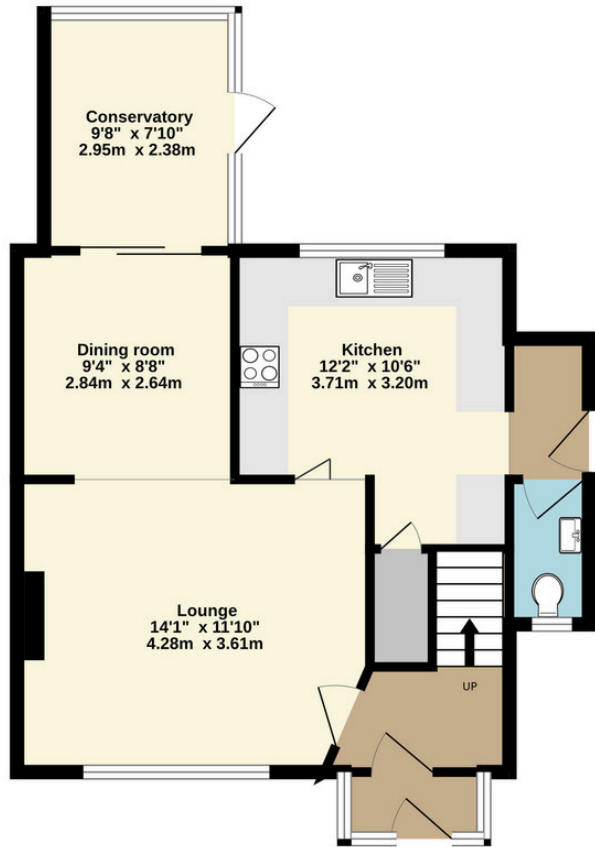
Internally the property comprises a front porch, added from its original build, a hallway with stairs leading to the first floor and access into the lounge. The lounge is a lovely light room with an open plan feel, leading to the dining room and separate kitchen. The dining room in turn leads to a conservatory via sliding patio doors, with the conservatory taking pride of place overlooking the garden. The kitchen is complete with numerous fitted wall and base units, provides views of the rear garden with additional storage by means of the under stairs cupboard. A rear lobby and Upvc door leads to the side aspect and the handy downstairs cloakroom.

To the first floor can be found three bedrooms, the principle bedroom offering numerous fitted wardrobes. A spacious shower room, comprising a fitted three piece white suite completes the accommodation. The property is double glazed and gas central heated via a 'Worcester' gas combination boiler. A lovely family home, one worthy of an early internal viewing.

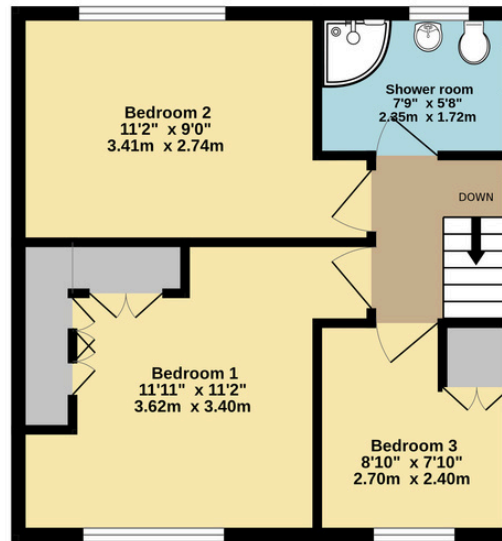




Ground Floor
552 sq.ft. (51.3 sq.m.) approx.



1st Floor
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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.
Made with Metropix ©2024

Energy performance certificate (EPC)

53 Caernarvon Road Keynsham BRISTOL BS31 2PF	Energy rating	Valid until:	15 September 2034
	C	Certificate number:	6100-0823-0622-6499-3143

Property type: End-terrace house
Total floor area: 77 square metres

Rules on letting this property

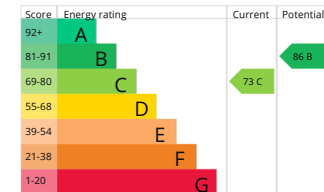
Properties can be let if they have an energy rating from A to E.

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 C. 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

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK



GREGORYS
ESTATE AGENTS

