

1 RHODE CLOSE
KEYNSHAM
BRISTOL
BS31 1XE
£580,000

RHODE CLOSE



GREGORYS
ESTATE AGENTS

Occupying a superb location just a short distance from the amenities of Keynsham high street is this beautifully cared for three bedroom home.

Situated upon a popular road with close proximity to open green spaces, this well-proportioned property enjoys a modern interior over two floors. Neutrally decorated throughout with excellent natural light flow, the property enjoys a bright, open plan lounge/diner which leads to a conservatory overlooking the garden. From the entrance hallway, the property offers the valuable advantage of a cloakroom, with a door leading to a modern kitchen providing access to the rear garden.

Upon the first floor, the property enjoys three bedrooms, two of which offer double bed proportions. A third single bedroom and a white suite bathroom complete the first floor level. Externally, the property is complimented by a well-maintained enclosed rear garden enjoying a westerly orientation. To the front, a sizeable driveway provides ample off street parking for two vehicles.

Offered for sale with a complete onward chain, this home would make an excellent purchase for first time buyers, young families and investment buyers alike.







Ground Floor
1114 sq.ft. (103.5 sq.m.) approx.

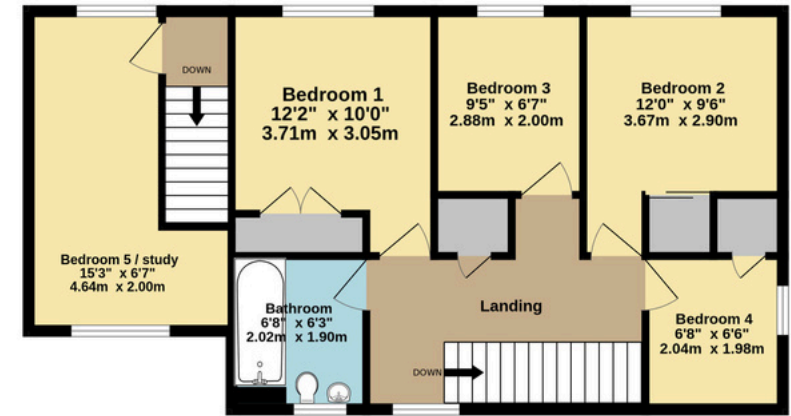


TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

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.

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1st Floor
693 sq.ft. (64.4 sq.m.) approx.



Energy performance certificate (EPC)

1 Rhode Close Keynsham BS31 1XE	Energy rating D	Valid until: 28 November 2034 Certificate number: 9290-2618-5490-2624-1431
Property type	Detached house	
Total floor area	133 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 B.

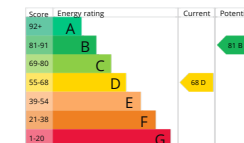
See [how to improve this property's energy efficiency](#).

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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0117 986 6644

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