



**3 Bed  
House - End  
Terrace  
located in  
Kewnsam**  
Asking Price £350,000



**GREGORYS**  
— ESTATE AGENTS —

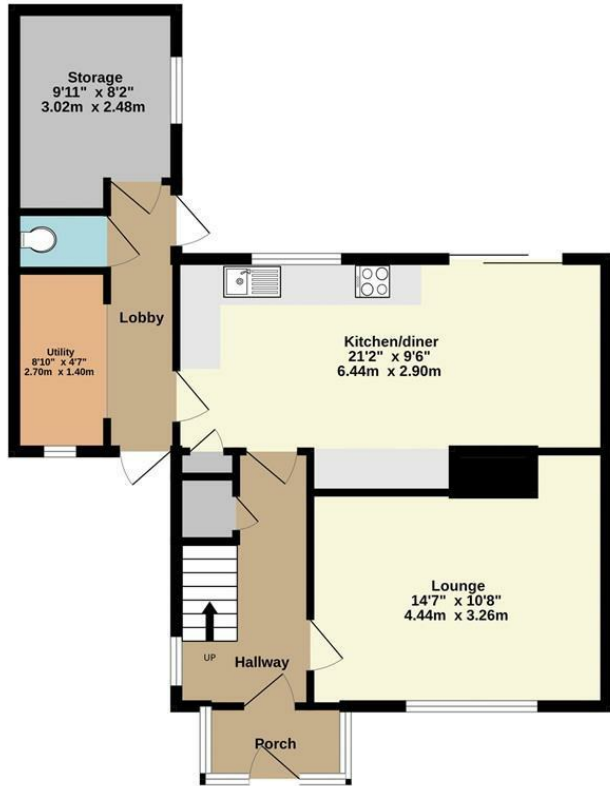


3 Holcombe Grove  
Keynsham  
Bristol  
BS31 2EZ

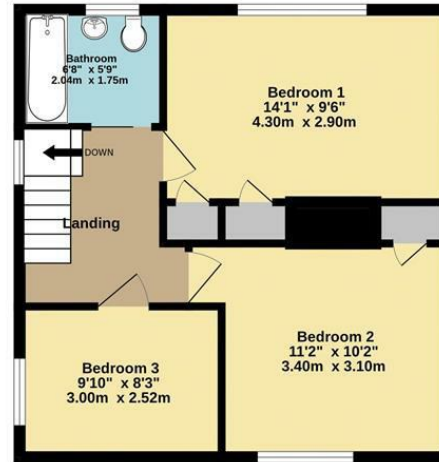




Ground Floor  
659 sq.ft. (61.2 sq.m.) approx.



1st Floor  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

Unit 1 Market Walk  
Keynsham  
Bristol  
BS31 1FS

E: [enquiries@gregorys.click](mailto:enquiries@gregorys.click)  
T: 01179 866644  
[gregorys.click](http://gregorys.click)



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