



44A ST CLEMENTS RD
KEYNSHAM
BRISTOL
BS31 1AF
£395,000

OCCUPYING A CORNER PLOT WITHIN A QUIET POSITION IN KEYNSHAM, ONLY A SHORT WALK TO THE PICTURESQUE COUNTRYSIDE WALKS OF DAPPS HILL, THE BUSTLING HIGH STREET AND THE TRAIN STATION, IS THIS END OF TERRACE FAMILY HOME.

Presented to an excellent condition throughout the property offers multiple benefits, both internally and externally. Entrance is via the hallway, where access can be found to all ground floor rooms. Storage is offered by way of an understairs cupboard, with the staircase featuring and Oak & Glass finish. A ground floor cloakroom provides ground floor facilities, whilst a surprisingly spacious utility room offers the practical space any family crave. The utility currently houses the washing machine machine, tumble dryer and gas combination boiler. Access to the rear garden and the garage can also be found.

The kitchen has recently been replaced and now presents as a contemporary, fully fitted kitchen with a large selection of built in units. A full height built in fridge and dishwasher is included. The lounge / diner can be found to the rear of the property, with feature wood burning stove and stunning Bi-Folding doors opening to the rear garden.

To the first floor can be found three bedrooms, all of which are generously proportioned. The principle bedroom, positioned to the rear of the property benefits a large en-suite bathroom. In addition the main family bathroom, located from the landing, also comprises a modern three piece white suite. The loft, accessed via a fitted fold away ladder, has been used for a variety of uses over the years. Flooring has been installed with the walls and ceiling plastered and painted and with the introduction of a double glazed window to the gable end and a Velux window, this room is bathed in natural light.

Externally the property enjoys an easy maintenance, westerly rear garden. Off street parking can be found to the driveway positioned to the side aspect. Further secure parking can be found using the double, vehicle gates to the side and rear aspect. The workshop measures an impressive 6m x 4.5m, is currently accessed via a large Upvc door with further secure internal door and benefits power, lighting and plumbing. A lintel was installed at time of construction allowing for a potential buyer to install a garage door to the front aspect if required.

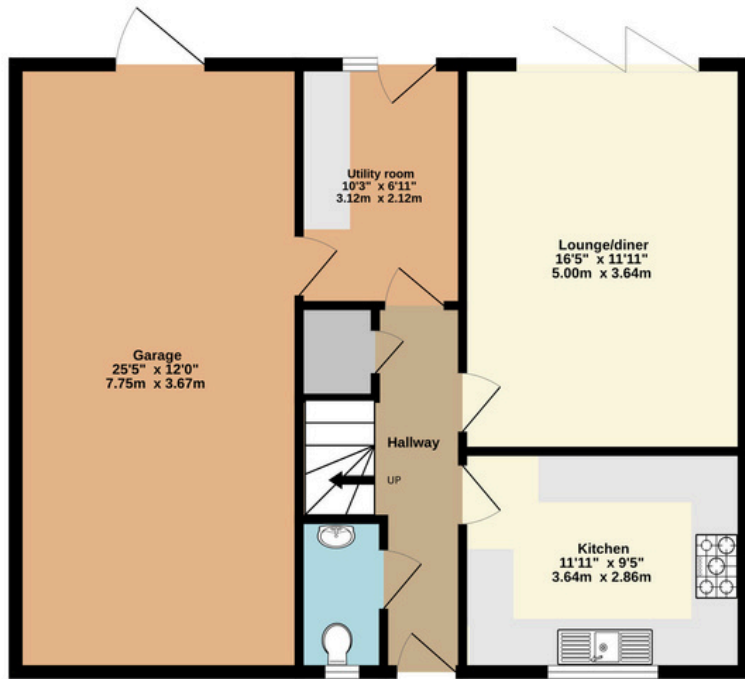
A wonderful family home, offering an array of additional features, particularly bearing in mind the garage/workshop and the abundance of off street parking available. A must view!



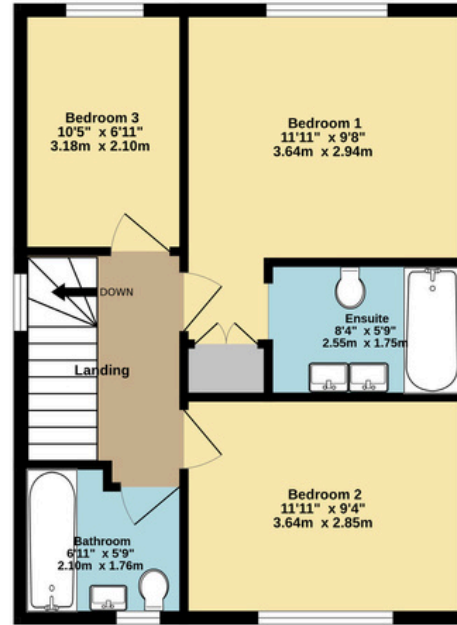




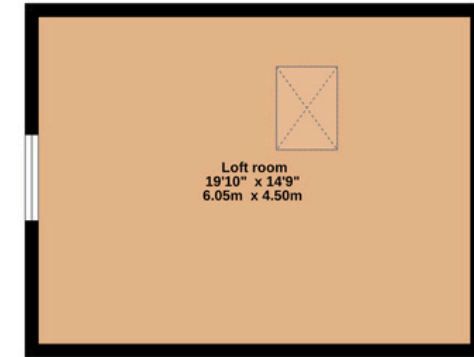
Ground Floor
802 sq.ft. (74.5 sq.m.) approx.



1st Floor
490 sq.ft. (45.5 sq.m.) approx.



2nd Floor
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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)

44a, St. Clements Road Keynsham BRISTOL BS31 1AF	Energy rating C	Valid until 28 February 2029
		Certificate number 8604-1896-1239-6227-3213

Property type	End-terrace house
Total floor area	90 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.

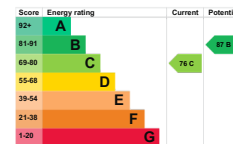
[See how to improve this property's energy efficiency.](#)

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



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