



8 WALNUT WALK  
KEYNSHAM  
BRISTOL  
BS31 2RW  
£265,000



**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS WELL-PROPORTIONED THREE BEDROOM TERRACED HOME, SITUATED IN A POPULAR RESIDENTIAL AREA.**

**Although in need of updating works throughout, the property benefits from excellent potential for those searching for a project. The property welcomes with an entrance hall leading through to a full length lounge diner, whilst a kitchen can be found to the rear aspect. Upstairs, the property offers three bedrooms, two of which are comfortable double rooms, and a neutral three piece bathroom. Further benefits include a modern gas combi boiler, and uPVC windows & doors.**

**Externally, the rear garden enjoys a private rear aspect, whilst to the front aspect the property benefits from a quiet pedestrian walkway frontage. A single garage in a block is positioned nearby, whilst ample on street parking is available in the area.**

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

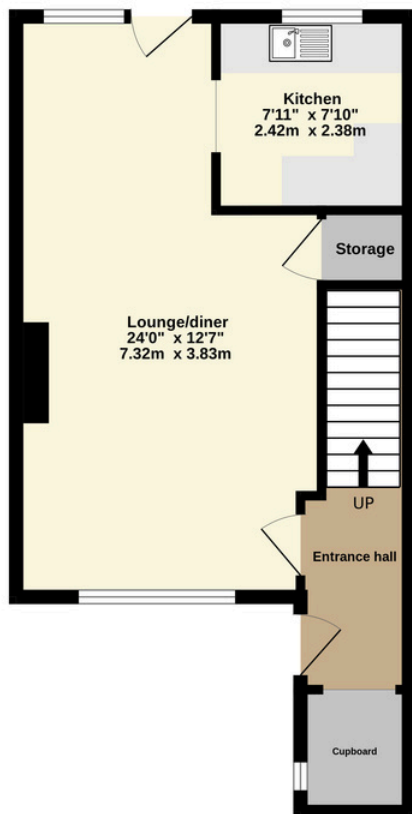




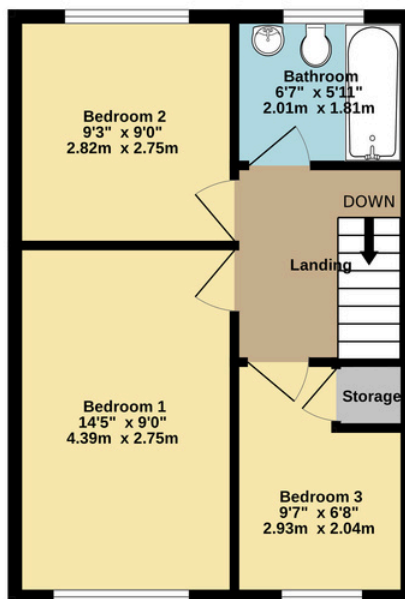




Ground Floor  
418 sq.ft. (38.8 sq.m.) approx.



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



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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)

8 WALNUT WALK KEYNSHAM BRISTOL BS31 2RW	Energy rating <b>C</b>	Valid until:	27 July 2031
		Certificate number:	0320-2213-8030-2429-3851

Property type	Mid-terrace house
Total floor area	78 square metres

## Rules on letting this property

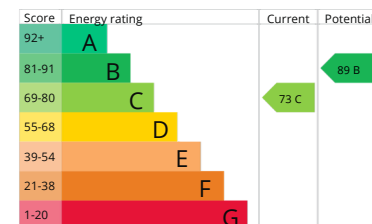
Properties can be let if they have an energy rating from A to E.

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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