



116 PARK ROAD
KEYNSHAM
BRISTOL
BS31 1AR
£365,000

POSITIONED WITHIN A SHORT WALK OF KEYNSHAM HIGH STREET & RAILWAY STATION, AND NEARBY THE SOUGHT-AFTER ST. JOHN'S PRIMARY SCHOOL, CAN BE FOUND THIS EXCELLENTLY PRESENTED THREE BEDROOM END OF TERRACE HOME.

Having undergone a schedule of updating works by the current owners, this attractive home allows any new owner to move in with ease, which is sure to appeal to many. This impressive home is tastefully presented throughout, styled with neutral decor and modern fittings, leaving a lasting impression. The end of terrace property sits on a sizeable plot, benefiting from a larger than typical side aspect, as well as a generous sized rear garden. Both aspects lend themselves to future extensions (SSTP) should any owners wish to grow with their home over the years.

The property welcomes with an entrance hall, leading to a spacious full length Lounge/Diner, complete with a feature Log Burner, whilst French doors open to a bright conservatory, ideal as a second reception area or children's playroom. To the rear of the ground floor sits an extended Kitchen/Breakfast Room, which has been thoughtfully rearranged to include a useful breakfast bar, and offer ample worktop space & storage.

To the first floor, three bedrooms can be found, two of which are generous double bedrooms, whilst the third bedroom acts as comfortable single bedroom. Completing the internal arrangement is a contemporary three piece bathroom with a rainfall shower over the bath.

Externally, the rear garden continues to impress, benefiting from a westerly aspect, perfect for sun worshipers. Not only this, but the mature garden is presented with feature raised borders and patio area, ideal for sitting out and enjoying an evening drink. To the front aspect, the block paved driveway offers parking for multiple vehicles, whilst a practical workshop offers ample storage.

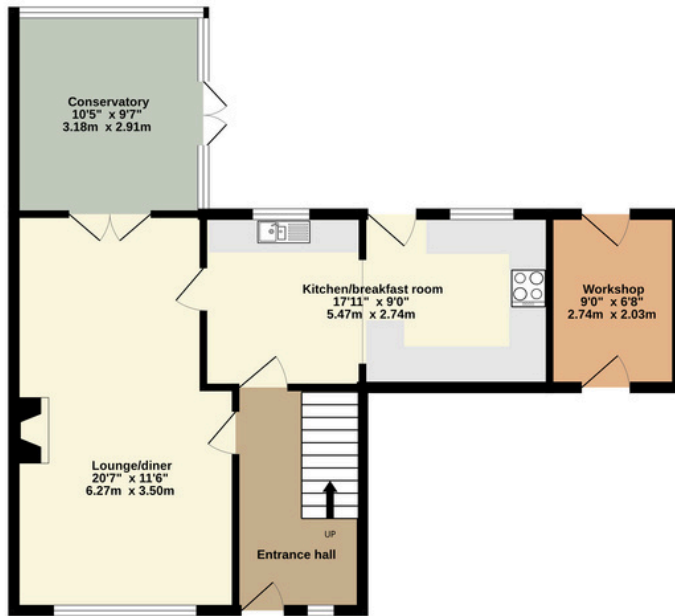
Sure to appeal to array of buyers, this premium offering is simply a must view.



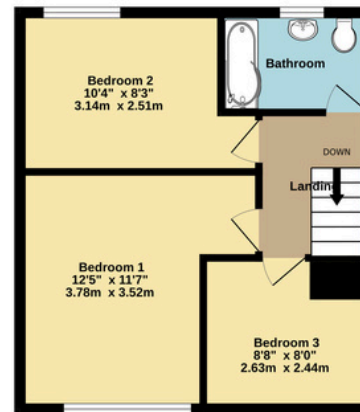




Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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)

116 Park Road Keynsham BRISTOL BS31 1AR	Energy rating D	Valid until: 11 February 2035
		Certificate number: 9696-3046-6202-1205-7200

Property type End-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 D. It has the potential to be B.

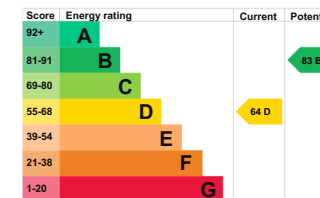
[See how to improve this property's energy efficiency.](#)

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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