



60 ST JOHNS COURT
KEYNSHAM
BRISTOL
BS31 2AZ
£300,000

Presented to an immaculate standard and benefitting a comprehensive refurbishment programme, can be found this beautifully presented three bedroom property.

Located in a quiet, secluded spot, only a short stroll to Keynsham High Street & Train Station. this end of terrace family home is perfectly placed to enjoy all the conveniences the area has to offer.

The property can be found set back from the main cul-de-sac, accessed via a pedestrian pathway, offering a family friendly position. Once inside the property, an entrance hallway provides access to all rooms with stairs leading to the first floor. A downstairs cloakroom provides a much sought after practical toilet facility to the ground floor. The kitchen / diner benefits is bathed in natural light due to its dual aspect, with double glazed window to the front aspect and 'French' doors leading to the private garden. The kitchen comprises a large selection of built in fitted units and work surfaces. From the kitchen a sizeable utility room allows for more work surface with space and plumbing for a number of appliances. The separate lounge also impressed in proportions, making this a comfortable living space for anyone to enjoy.

To the first floor can be found three bedrooms, two of which are double in size, whilst the third bedroom a a lovely single bedroom. Completing the accommodation is the bathroom, a lovely modern three piece suite can be found, that has also been recently replaced. Storage cupboards can be found to both the hallway and landing with the landing cupboard housing the replaced gas combination boiler.

Furthermore the property benefits replaced double glazed windows throughout and a new insulated roof. Cosmetically the property has been re-plastered and tastefully re-decorated. A truly lovely home and one worthy of an early internal inspection.

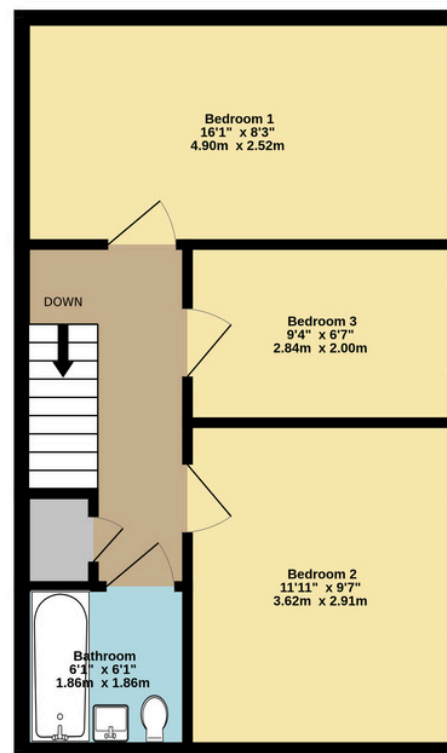
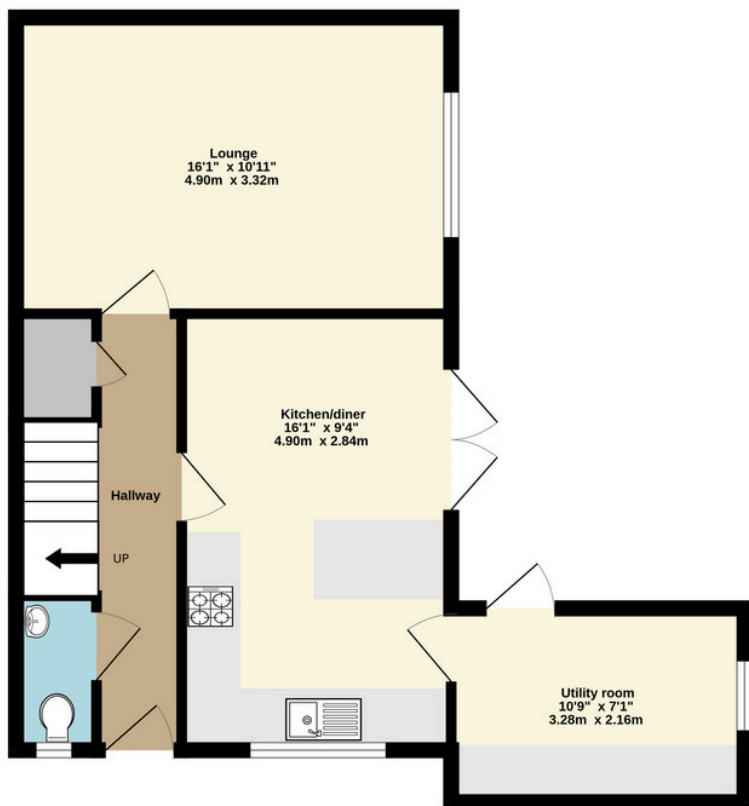






Ground Floor
508 sq.ft. (47.2 sq.m.) approx.

1st Floor
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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)

60 St. Johns Court Keynsham BRISTOL, BS31 2AL	Energy rating D	Valid until: 5 March 2035
		Certificate number: 2035-4127-4209-0586-0202

Property type: End-terrace house
Total floor area: 89 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.

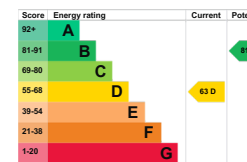
See [how to improve this property's energy efficiency](#).

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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