



118 PARK ROAD
KEYNSHAM
BRISTOL
BS31 1AR
£335,000



GREGORYS
ESTATE AGENTS

**POSITIONED WITHIN A SHORT WALK OF
KEYNSHAM HIGH STREET, AND NEARBY
THE DESIRABLE ST. JOHNS PRIMARY
SCHOOL, CAN BE FOUND THIS
EXCELLENTLY PRESENTED THREE
BEDROOM TERRACED HOME.**

Having been transformed by the current owners, this comfortable home benefits from a well considered rearrangement, to now offer a contemporary open plan ground floor layout, lending itself as an ideal family & entertaining space. Not only this, but the decor throughout has been refreshed, to include newly fitted carpets to the first floor & wood effect LVT flooring to the entirety of the ground floor.

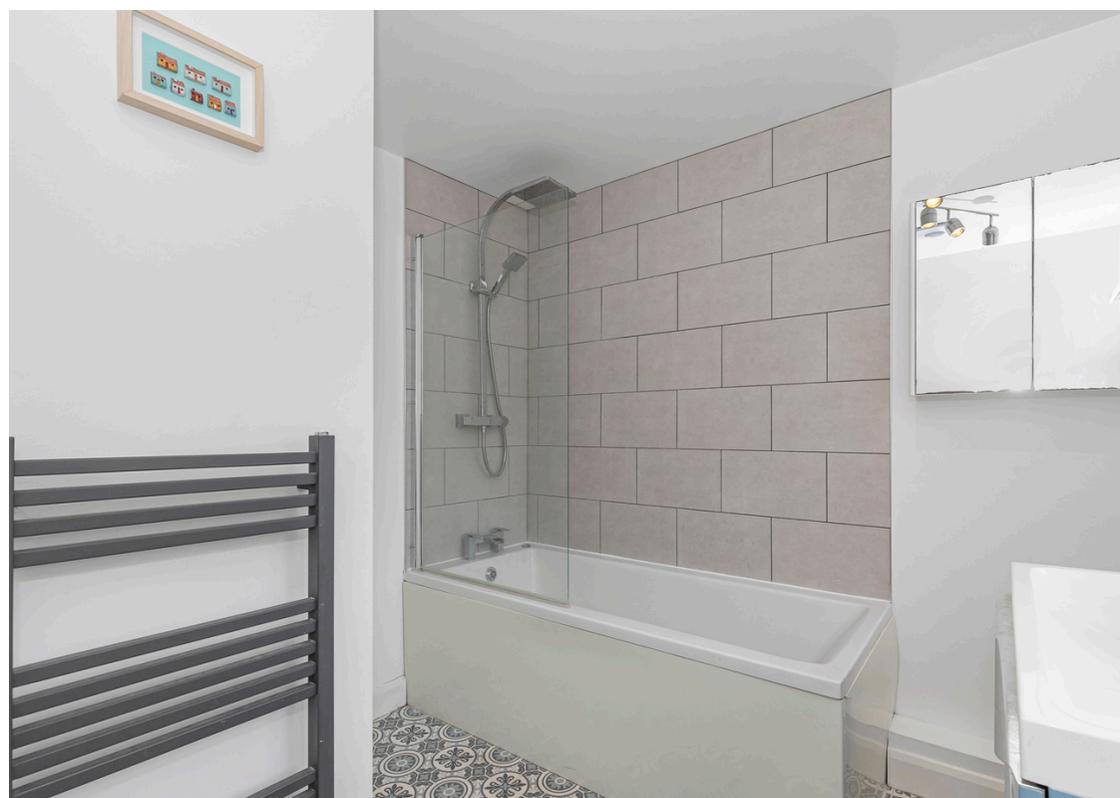
The modern fitted kitchen offers ample worktop & storage space, whilst also benefiting from a selection of integrated appliances to include a four ring electric hob, dishwasher and electric oven. The full width lounge runs adjacent to the kitchen, and benefits from excellent natural light due to the dual aspect windows. To the the first floor, three bedrooms can be found, two of which being double rooms, with the third bedroom being a comfortable single room. The remodelled accommodation has also been well considered to now offer two fitted storage cupboards in two of the bedrooms. Completing the internal offering is a spacious three piece bathroom with shower over bath.

Externally, the sizeable rear garden enjoys a Westerly facing aspect, and has been laid to lawn with borders to the side. Whilst to the front, the double driveway can comfortably accommodate two cars.

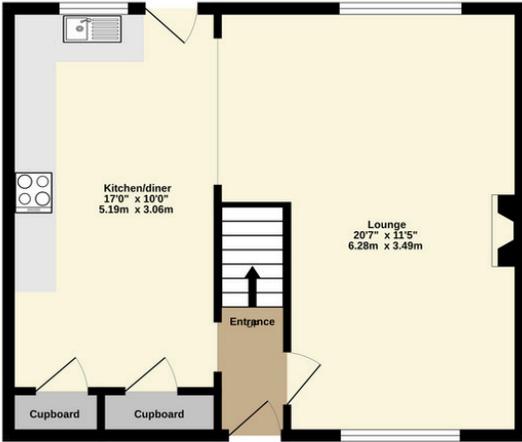
Sure to appeal to an array of buyers, an early viewing comes highly recommended.



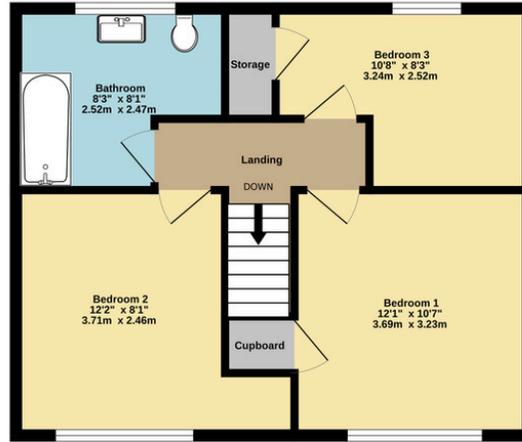




Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



1st Floor
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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)

118 Park Road Keynsham BRISTOL BS31 1AR	Energy rating	Valid until:	16 March 2035
	D	Certificate number:	0700-6940-0422-0494-3753

Property type: Mid-terrace house

Total floor area: 85 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>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

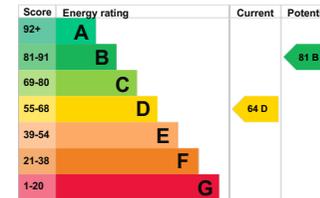
[See how to improve this property's energy efficiency.](#)

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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