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**13 CORONATION AVENUE
KEYNSHAM
BRISTOL
BS31 2PT
£325,000**

OFFERED TO THE MARKET WITH NO ONWARD CHAIN CAN BE FOUND THIS WELL-PROPORTIONED THREE BEDROOM END OF TERRACE HOME, POSITIONED ON A SIZEABLE CORNER PLOT WITHIN WALKING DISTANCE OF SEVERAL LOCAL AMENITIES.

Having served as a long term family home for over 50 years, this welcoming property now offers an excellent opportunity for a new owner to really make their own. Although in need of updating, considerable works have already taken place during the current ownership, to include a newly installed gas combination boiler, recently installed uPVC windows, and a replaced consumer unit.

The property makes an inviting first impression, welcoming with the attractive wrap around garden leading to the entrance. Inside the home, the property greets with an entrance hall, with leads to a full length lounge/diner, whilst a fitted kitchen can be found to the rear of the ground floor.

Upstairs, three bedrooms can be found, two of which are generous double bedrooms, whilst the third bedroom acts as a comfortable single room. Completing the internal offering is a three piece shower room.

Externally, the property benefits from an enviable plot, currently presented as beautiful gardens, however also lending itself to future extensions (STPP) and offering ample future proofing potential allowing owners to grow with their home.

To the rear of the plot, parking can be found in the form of a detached single garage, benefiting from a recently replaced up & over door, and also with personnel access to the rear garden. In addition to this, driveway parking for one vehicle can be found in front of the garage.

Situated within walking distance of Keynsham High Street, Railway Station & Memorial Park, this popular residential area also benefits from being nearby several local schools, sure to appeal to an array of buyers.

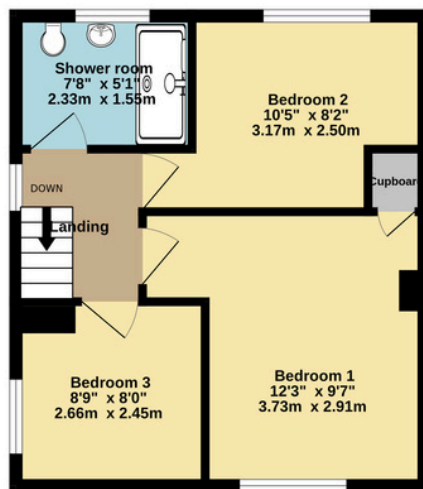
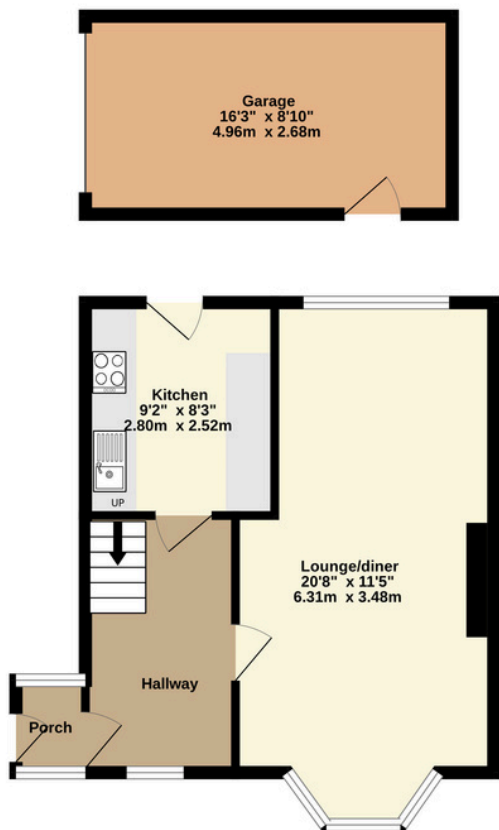
An excellent opportunity bursting with potential, an early viewing comes highly recommended.





Ground Floor
541 sq.ft. (50.3 sq.m.) approx.

1st Floor
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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)

13 Coronation Avenue Keynsham BRISTOL BS31 2PT	Energy rating C	Valid until: 21 April 2035
		Certificate number: 1135-8524-5400-0452-9226

Property type: End-terrace house
Total floor area: 71 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 C. It has the potential to be B.

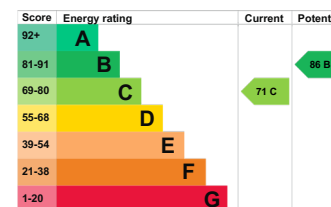
[See how to improve this property's energy efficiency.](#)

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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