



15 WALDEN ROAD
KEYNSHAM
BRISTOL
BS31 1QW
£369,950

Offered to the market with no onward chain and fronting a quiet, small green can be found this three bedroom, terraced property. Spacious, generous room proportions can be found across both floor with a number of additional benefits making this property a perfect purchase for any couple or family alike.

Externally the property benefits an easy maintenance rear garden and a rear garden, private in nature and enjoying a sunny, southerly aspect. A detached, single garage, of which can be found to the rear of the garden offers secure parking and storage.

Internally the property comprises a welcoming entrance hallway with stairs leading to the first floor and access to all rooms. Storage cupboards are plentiful with numerous cupboards found across both floors. A handy ground floor cloakroom works alongside the main family bathroom, located from the first floor landing and comprising a three piece white suite. The kitchen has been recently replaced and comprises a large selection of contemporary fitted wall and base cabinets found to the front of the property, overlooking the front aspect, whilst also being big enough to fit a breakfast table. The full width lounge / diner can be found with views and direct access, via the 'French' doors to the rear garden. To the first floor a spacious landing greets, again offering multiple storage cupboards with doors leading to all rooms. The three bedrooms are all impressive proportions with two large double rooms, with the third being a comfortable single.

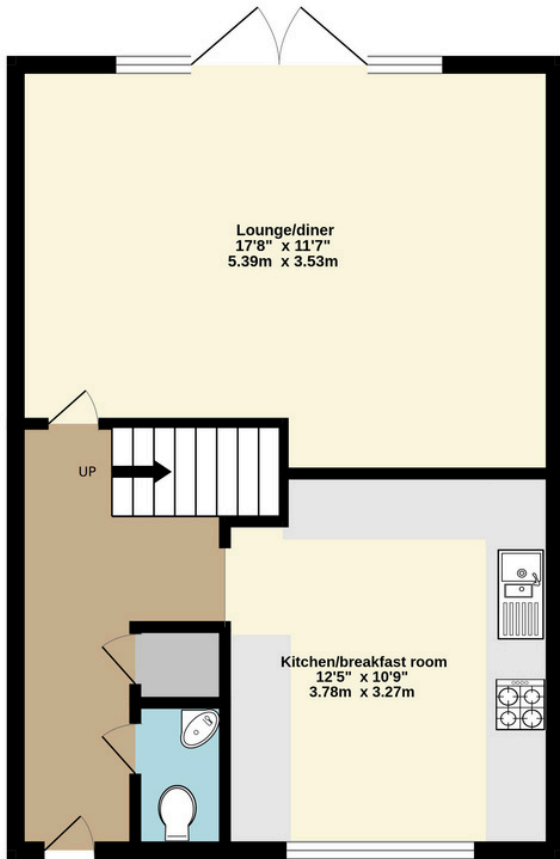
Wellsway school campus can be found only a short walk away, whilst beautiful open countryside walks including the delightful community woodland are on your doorstep. Presented to the market with no onward chain, a genuine, proceedable buyer is sought.



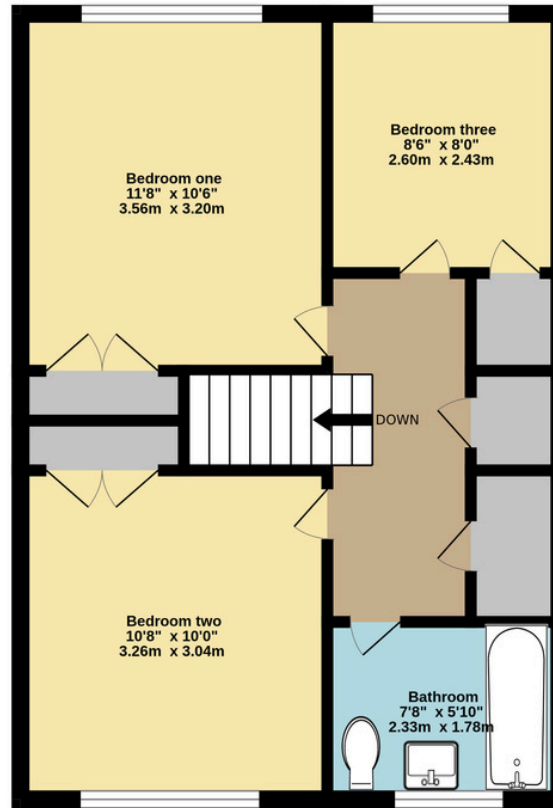




Ground Floor
459 sq.ft. (42.6 sq.m.) approx.



1st Floor
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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)		
15, Walden Road Keynsham BRISTOL BS31 1QW	Energy rating	Valid until: 30 January 2029
	D	Certificate number: 0218-2859-7990-9471-1301

Property type	Mid-terrace house
Total floor area	91 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.

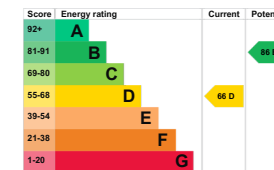
[See how to improve this property's energy efficiency.](#)

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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