

47 MAPLE WALK
KEYNSHAM
BRISTOL
BS31 2SB
£310,000



POSITIONED WITHIN A PEDESTRIAN ONLY FRONTAGE, THIS FAMILY HOME IS PERFECT FOR ANY BUYER LOOKING FOR A QUIET LOCATION WITHIN KEYNSHAM. PRESENTED TO AN EXCELLENT DECORATIVE STANDARD THROUGHOUT, THIS LOVELY, THREE BEDROOM HOME IS PERFECT FOR PROFESSIONAL COUPLES OR FAMILIES ALIKE.

The pedestrian only frontage offers a lovely open, green aspect to the front, whilst to the rear an attractive private garden can be enjoyed. Numerous on street parking spaces are readily available, whilst the property does benefit a single garage in a nearby block.

Internally the property benefits from an abundance of natural light with the lounge and dining room in-particular feeling spacious and welcoming with the lounge overlooking the front aspect, and the dining room providing access to the rear garden via patio doors. The separate, modern fitted kitchen comprises a number of fitted units and enjoys an aspect over the rear garden.

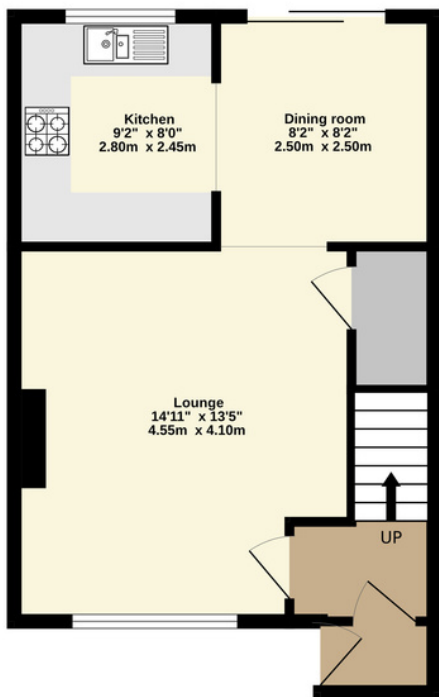
From the entrance hallway, stairs lead to the first floor whereby three bedrooms, all of which are generous in proportions and a bathroom complete with contemporary, three piece white suite can be found. Storage is available via a large under stairs cupboard and two fitted cupboards to bedroom one and three.

Furthermore the property is heated via a gas combination boiler and is double glazed throughout. Both the front and rear gardens are finished to provide ease of maintenance with the rear garden laid to artificial lawn. An early, internal viewing is highly recommended.

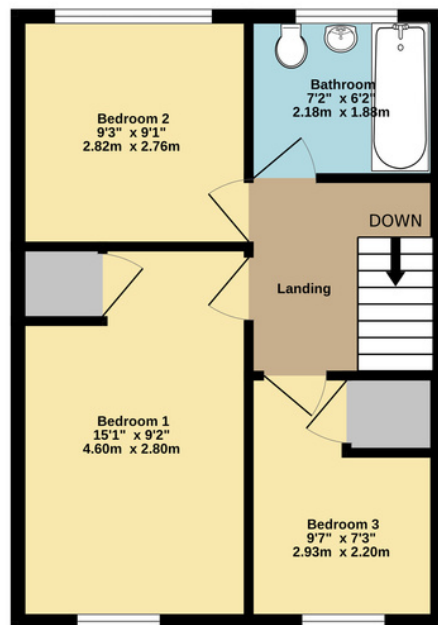




Ground Floor
414 sq.ft. (38.5 sq.m.) approx.



1st Floor
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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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47, Maple Walk Keynsham BRISTOL BS31 2SB	Energy rating D	This certificate expired on: 23 May 2021
		Certificate number: 8200-1948-2629-2628-6593

Property type	Mid-terrace house
Total floor area	74 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 C.

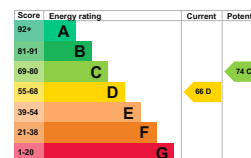
The graph shows this property's current and potential energy rating.

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

See how to improve this property's energy efficiency.



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity Pitched, 200 mm	Good
Roof	loft insulation Fully double glazed Boiler	Good
Window	and radiators, mains gas Programmer,	Average
Main heating	room thermostat and TRVs From main	Good
Main heating control	system, no cylinder thermostat Low energy	Good
Hot water	lighting in 78% of fixed outlets Solid, no	Poor Very
Lighting	insulation (assumed) Room heaters, mains	good N/A
Floor	gas	N/A
Secondary heating		

Primary energy use

The primary energy use for this property per year is 222 kilowatt hours per square metre (kWh/m²).



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