



11 THE LABBOTT
KEYNSHAM
BRISTOL
BS31 1BD
£350,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, CAN BE FOUND THIS IMPRESSIVE THREE BEDROOM TERRACED HOME, POSITIONED ONLY A SHORT STROLL AWAY FROM KEYNSHAM HIGH STREET, RAILWAY STATION & MEMORIAL PARK.

Having recently undergone a schedule of works by the current owners, this excellently presented property allows any new owner to move in with ease. Not only has the property received a cosmetic overhaul, it also benefits from a replaced central heating system & rewire throughout, sure to install confidence in many.

The property welcomes with an entrance hall, opening to a contemporary open plan living space, ideal for entertaining family get togethers or hosting friends! This bright & spacious room features a statement fitted kitchen, benefitting from premium stone worksurfaces & a selection of 'Bosch' integrated appliances. The bespoke kitchen also comprises a sizeable breakfast bar, perfect for carrying on the conversation whilst cooking, and acts as a focal point for this impressive space. Completing the ground floor offering is a practical cloakroom WC, and full length hallway giving access to the rear garden.

To the first floor, the property offers three bedrooms, two of which being generous double rooms, whilst the third bedroom acting as a comfortable single room. Finally, completing the internal accommodation is a contemporary three piece shower room, finished with a feature rainfall shower enclosure.

Outside, the property boasts a sunny westerly facing low maintenance garden, and enjoys enviable privacy to the rear. The garden area comprises a generous sized area laid with artificial lawn, and a paved patio space perfect for summer BBQ's. To the front aspect, residents parking can be found, with permits available for two vehicles.

Situated in a quiet residential cul-de-sac, this superb home is just a short walkaway from Keynsham's thriving High Street, as well as falling within sought-after catchment areas of nearby local schools.

Offering excellent versatility, it presents an ideal opportunity for first-time buyers, growing families, or those looking to downsize.

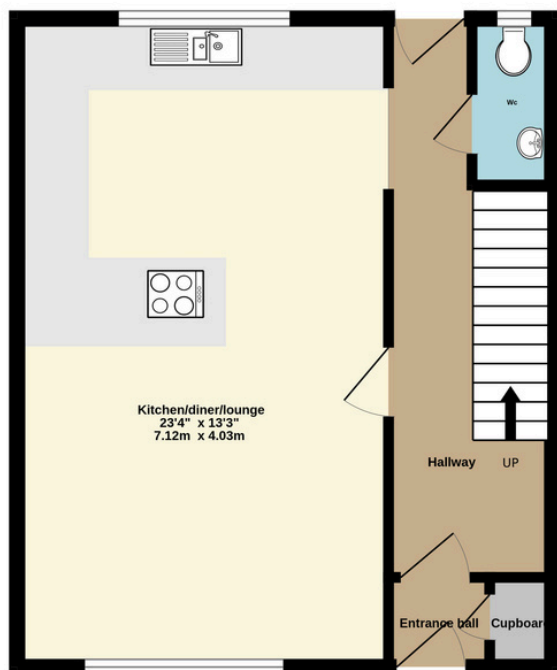
An early viewing comes highly recommended.



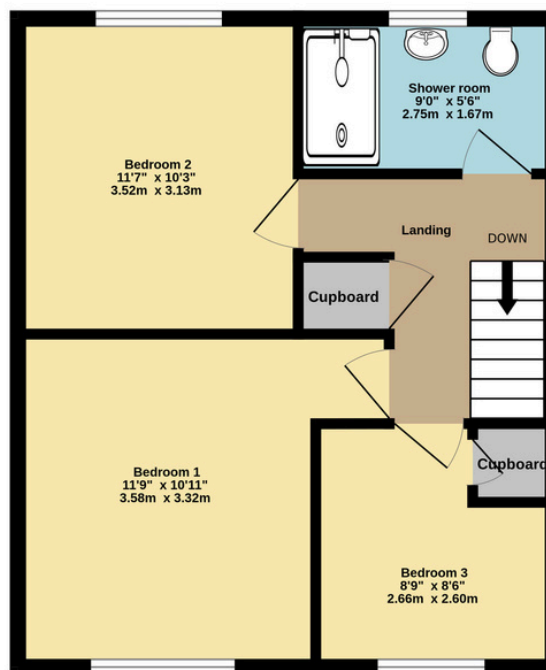




Ground Floor
454 sq.ft. (42.2 sq.m.) approx.



1st Floor
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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)

11 The Labbott Keynsham BRISTOL BS31 1BD	Energy rating C	Valid until:	21 July 2035
		Certificate number:	2591-3052-5203-5145-9200

Property type	Mid-terrace house
Total floor area	86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

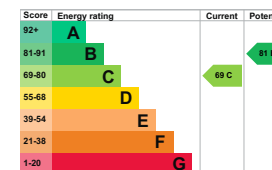
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<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 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 aratingfromA(best)toG (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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