

**53 ST JOHNS COURT
KEYNSHAM
BRISTOL
BS31 2AZ**

£299,950

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND POSITIONED WITHIN A SHORT STROLL OF KEYNSHAM HIGH STREET, RAILWAY STATION & MEMORIAL PARK CAN BE FOUND THIS WELL-PRESENTED THREE BEDROOM END OF TERRACE HOME.

Benefitting from a bright & spacious arrangement, and offering comfortable room proportions throughout, this excellently-presented home offers desirable versatility, presenting itself as an ideal opportunity for first-time buyers, growing families, or those looking to downsize. The property welcomes with an entrance hall, leading to a sizeable kitchen diner to the front aspect which opens into a practical utility area, offering further worktop space and ample storage. To the rear of the ground floor sits a bright full length lounge, benefitting from a pleasant open outlook over the neighbouring green, and fitted with sliding doors opening onto the attractive rear garden. Completing the ground floor offering is a handy cloakroom WC, a practical benefit sure to appeal to many.

To the first floor resides three bedrooms, two of which being generously sized double rooms with the primary bedroom benefitting from fitted wardrobes, whilst the third bedroom presents as a comfortable single room. Finally, completing the internal offering is a three piece family bathroom, tastefully styled with metro tiles and a neutral white suite with a shower over bath.

Heading outside , the rear courtyard garden has been thoughtfully transformed under the current ownership, now offering itself as an ideal space to slow down & chill out. Presented with a composite decked area, framed with raised planters & benefitting from a feature pergola, the space lends itself for chilled summer evenings, or alfresco dining paired with a glass of something. To the front aspect, private residents parking can be found, conveniently positioned outside the entrance to the property.

A stylish yet practical offering, benefitting from no onward chain, this excellent home simply has to be viewed.



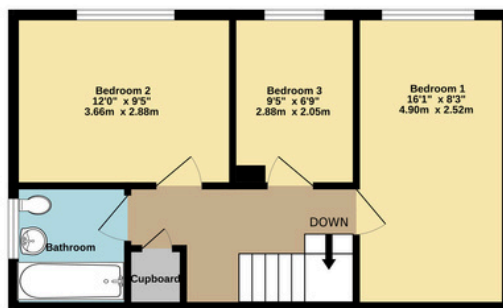




Ground Floor
520 sq.ft. (48.3 sq.m.) approx.



1st Floor
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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)

53 ST JOHN'S COURT
BATH AND NORTH EAST SOMERSET
BRISTOL
KEYNSHAM
BS31 2AZ

Energy rating
D

Valid until: 22 September 2030

Certificate number: 4000-8171-0122-6027-3103

Property type End-terrace house

Total floor area 92 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)

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Energy rating and score

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

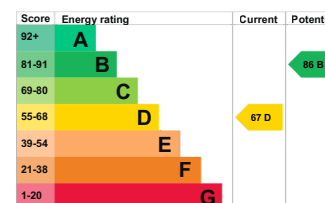
[See how to improve this property's energy efficiency.](#)

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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