



67 ST JOHNS COURT
KEYNSHAM
BRISTOL
BS31 2AX
£299,950

Positioned centrally, only a short walk to Keynsham High Street & Train Station, can be found this smart, three-bedroom terraced property. Offering an array of benefits including a ground floor cloakroom and a very handy, if not a little quirky home office.

This spacious terraced property offers more of a traditional layout than similar homes in the area, but yet still comprises generous room proportions over both floors. Externally gardens can be found to both the front and rear aspect, with the rear garden offering an enclosed garden with pedestrian access. On street parking is plentiful within the development, of which is reserved for residents.

Internally an entrance porch greets, which in turn leads to a spacious lounge / diner with window overlooking the front aspect and an opening to the kitchen. The recently replaced kitchen comprises numerous built in wall and base units and real wood work surfaces. From the rear lobby access can be found to the rear garden, the first floor via the stairs case and to both the cloakroom and very handy home office. Of course, if a home study is not required, then this space would revert to a large storage cupboard.

To the first floor can be found three bedrooms, all of which are generously proportioned and all lovely useable bedrooms. The main family bathroom can be found via the landing and comprises a recently replaced, three piece white suite. Furthermore the property benefits gas central heating via a modern boiler, with Upvc double glazed windows throughout.

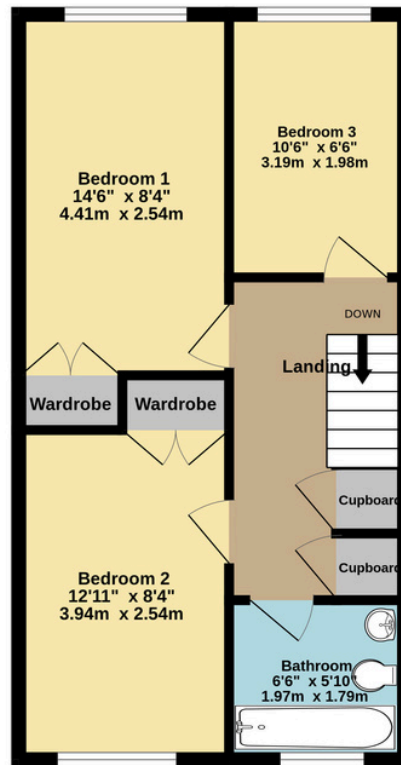
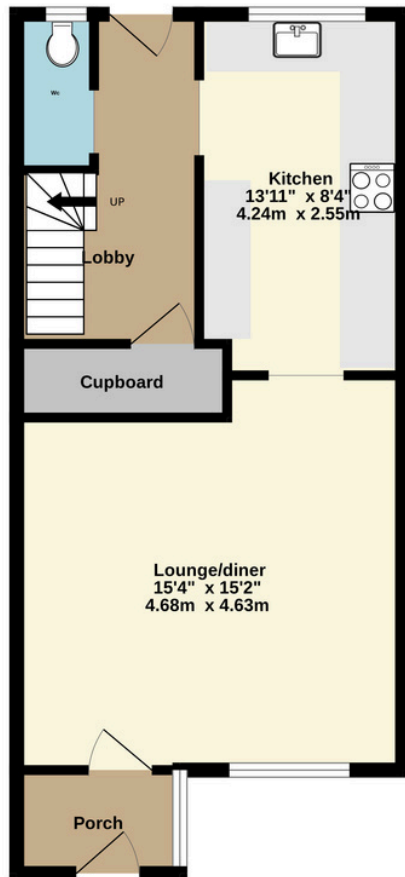
Conveniently positioned, particularly for those buyers looking to take advantage of the wonderful commuting links via Keynsham Train Station, this family home is perfect for first time buyers or families alike.





Ground Floor
480 sq.ft. (44.6 sq.m.) approx.

1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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Energy performance certificate (EPC)

67 St. Johns Court
Keynsham
BRISTOL
BS31 2AX

Energy rating

C

Valid until: 14 October 2035

Certificate number: 9754-3955-0200-3845-6200

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.

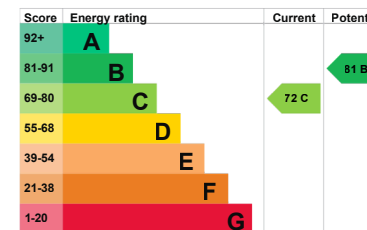
[See how to improve this property's energy efficiency.](#)

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

Properties get 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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