



27 ST LADOC ROAD  
KEYNSHAM  
BRISTOL  
BS31 2DR  
£399,950



**POSITIONED ON THE POPULAR ST. LADOC ROAD, WITHIN A SHORT STROLL OF KEYNSHAM HIGH STREET, RAILWAY STATION & MEMORIAL PARK, CAN BE FOUND THIS EXTENDED THREE BEDROOM TERRACED HOME.**

Having served as a long term family home for 28 years, this attractive bay fronted property offers a well-balanced & traditional arrangement, benefitting from comfortable room proportions throughout, whilst also lending itself to further enhancements should it be required.

Currently, the property welcomes with an entrance vestibule opening into a charming hallway, framed with an original stained glass entrance & presented with solid oak flooring, making quite the first impression. Sitting to the front aspect of the ground floor can be found a comfortable lounge, benefitting from a feature open fire, and a bright bay fronted window overlooking the front garden. An additional reception room is positioned to the rear, boasting extended proportions currently utilised as a dining area & snug, with sliding doors overlooking the mature rear garden. Completing the ground floor offering is a modern fitted kitchen, finished with a premium 'Neff' double oven & ceramic hob, whilst also fitted with ample worktop space & storage.

Upstairs, the accommodation offers three well-proportioned bedrooms, two of which being spacious double bedrooms, whilst the third bedroom acts as a comfortable single room. Finally, completing the internal offering is a contemporary three piece shower room, boasting a large walk in shower enclosure with rainfall shower over.

Externally, the attractive rear garden presents as an ideal space to enjoy a morning coffee, offering an easterly aspect, and benefitting from enviable privacy to the rear. The garden benefits from a generous sized patio, leading onto an area laid to lawn, framed with mature borders, whilst to the rear sits a practical storage shed. To the front aspect, the level front garden is laid to lawn, lending itself as an ideal space for the children to play, and enjoys a sunny west facing aspect. Finally, the private driveway situated to the front aspect offers ample off street parking for several vehicles, a practical benefit sure to appeal to many.

This excellently presented home lends itself to those searching for an up together move, not only benefitting from recently replaced bathroom & kitchen fixtures and tasteful decor, but also offering a newly installed gas combination boiler & replaced uPVC windows & doors.

Sure to be of interest to many, an early viewing comes highly recommended.





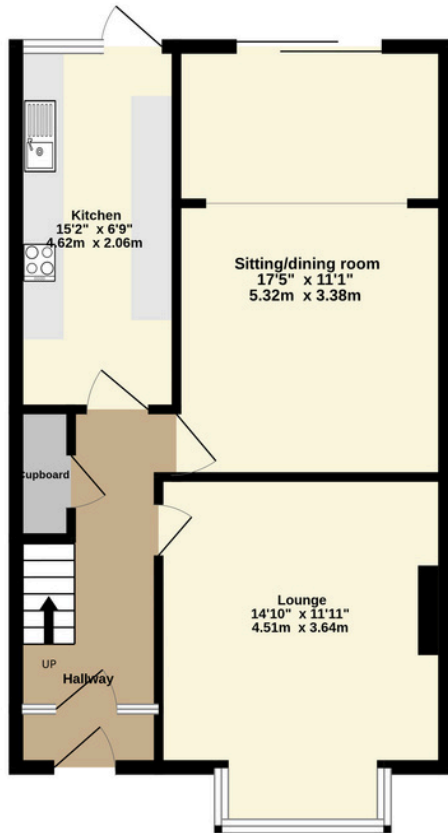




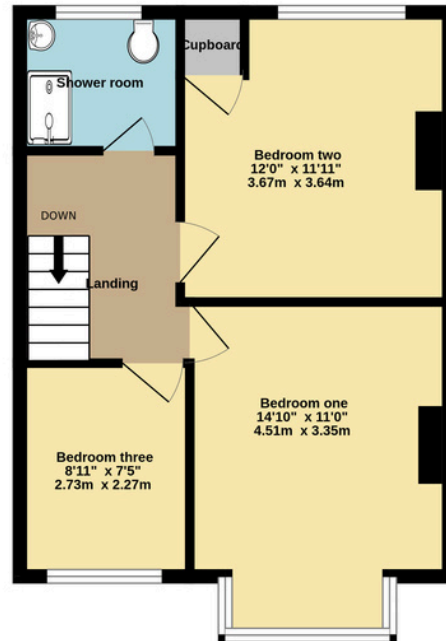




Ground Floor  
527 sq.ft. (48.9 sq.m.) approx.



1st Floor  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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)

27 St. Ladoc Road  
Keynsham  
BRISTOL  
BS31 2DR

Energy rating

**C**

Valid until:

19 August 2035

Certificate number:

0380-2251-2580-2895-2335

Property type

Mid-terrace house

Total floor area

100 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.

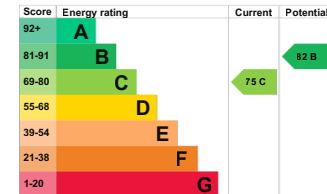
[See how to improve this property's energy efficiency.](#)

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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