



34 KELSTON ROAD
KEYNSHAM
BRISTOL
BS31 2JJ
£285,000



GREGORYS

ESTATE AGENTS

POSITIONED IN A QUIET CORNER PLOT WITHIN WALKING DISTANCE OF KEYNSHAM'S HIGH STREET & RAILWAY STATION, CAN BE FOUND THIS EXTENDED THREE BEDROOM END OF TERRACE HOME. A RARE OF ITS KIND, THIS SIZEABLE HOME BENEFITS FROM A GENEROUS SIDE RETURN EXTENSION, SURE TO IMPRESS THOSE IN SEARCH OF SPACE & VERSATILITY.

The home welcomes with an entrance hall, leading through to a large L shaped lounge to the front of the home, basking in natural light due to the dual aspect nature. To the rear of the lounge, a designated dining room can be found, however this space also lends itself as a home office or play area depending on the needs of each owner.

The highlight of the ground floor certainly has to be kitchen, boasting raked ceilings, tasteful shaker style units and a selection of integrated appliances. This home also offers excellent practical spaces as well, with the ground floor arrangement completed with a downstairs shower room, utility room & conservatory.

Upstairs, three double bedrooms can be found, all of which benefitting from ample fitted wardrobe space. A three piece family bathroom, and additional two piece shower room complete the internal offering, with potential to convert either into an ensuite.

The outside of the property comprises of low maintenance yet pleasant gardens, with a sizeable single garage accessible from the rear garden.

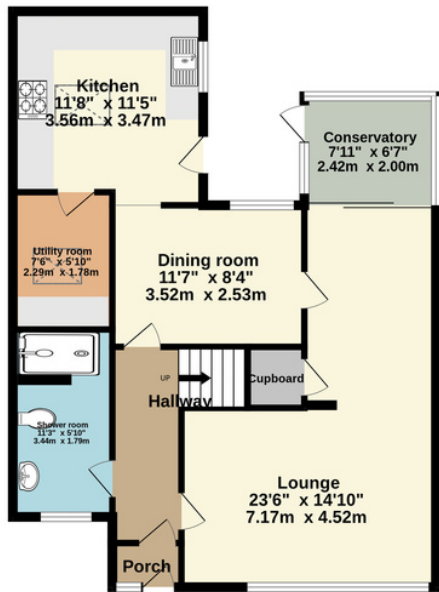
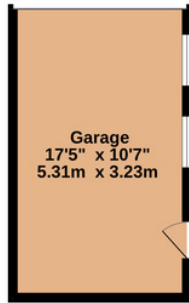
The property is conveniently positioned near local amenities, whilst also within a 15 minute stroll of Keynsham High St and its bustling community.

Also nearby are several popular primary schools, open playing fields and regular bus routes.

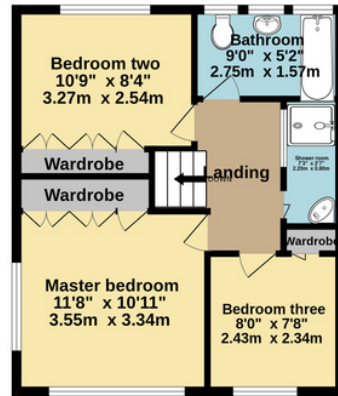
In our opinion this property must be viewed internally to fully appreciate the wealth of accommodation on offer. A great family home or first time purchase.







Ground Floor
927 sq.ft. (86.1 sq.m.) approx.



1st Floor
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA: 1376 sq.ft. (127.8 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 various systems and appliances shown have not been tested and no guarantee is made.

Energy Performance Certificate



34, Kelston Road, Keynsham, BRISTOL, BS31 2JJ

Dwelling type: End-terrace house
 Date of assessment: 27 April 2017
 Date of certificate: 28 April 2017
 Reference number: 0053-2813-7044-9423-
 Type of assessment: 8845 RdSAP, existing dwelling
 Total floor area: 109 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£
Over 3 years you could save	2,727

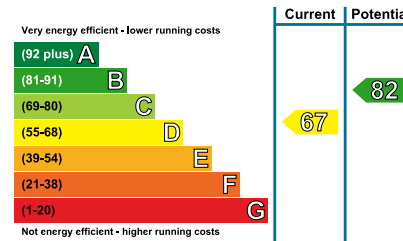
Estimated energy costs of this home

£ 630

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 201 over 3 years	
Heating	£ 2,139 over 3 years	£ 1,674 over 3 years	
Hot Water	£ 330 over 3 years	£ 222 over 3 years	
Totals	£ 2,727	£ 2,097	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£	✓
2 Floor insulation (suspended floor)	£800 - £1,200	360	✓
3 Low energy lighting for all fixed outlets	£10	£	

See page 3 for a full list of recommendations for this property.

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To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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