



## 13 Cleeve Grove

Keynsham, Bristol, BS31 2HF

£1,550



Situated in a highly convenient location within close proximity to High Street amenities, several well regarded schools and with open countryside nearby. This three bedroom home offers spacious accommodation well suited to both young couples and families alike in addition to those wishing to downsize and be within walking distance of the High Street.

Internally the accommodation comprises of living room to the front of the property, open plan kitchen / diner, three bedrooms, one of which is utilised as a dressing room, loft room and a contemporary bathroom.

Externally, the front offers a large driveway. The rear enjoys a well sized lawn and large patio.



Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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