



6 REYNOLDS CLOSE
KEYNSHAM
BRISTOL
BS31 1LX
£219,950

Offered to the market with no onward chain and positioned within this quiet cul-de-sac, can be found this first floor flat benefiting its own private entrance, a garden and single garage in a nearby block.

Located only a short walk to Keynsham's Memorial Park, High Street & Train Station, this two bedroom property is conveniently placed to access the delights of Keynsham.

Externally the property boasts numerous benefits including a private rear garden and a handy brick built storage shed. A nearby single garage can be found in a block, whilst the cul-de-sac itself offers an array of on street parking.

A pedestrian pathway leads to the private entrance door to the flat, whereby a hallway and stairs then lead to the first floor. From the landing, access can be found to all rooms. Both bedrooms are double in nature and can be found to the front aspect. The bathroom, comprises a three piece suite. The main living space is of an open plan layout with the lounge opening into a fitted kitchen. The room is bathed in natural light via two double glazed windows and overlooks the rear garden. The kitchen itself comprises fitted wall and base units with space and plumbing for appliances.

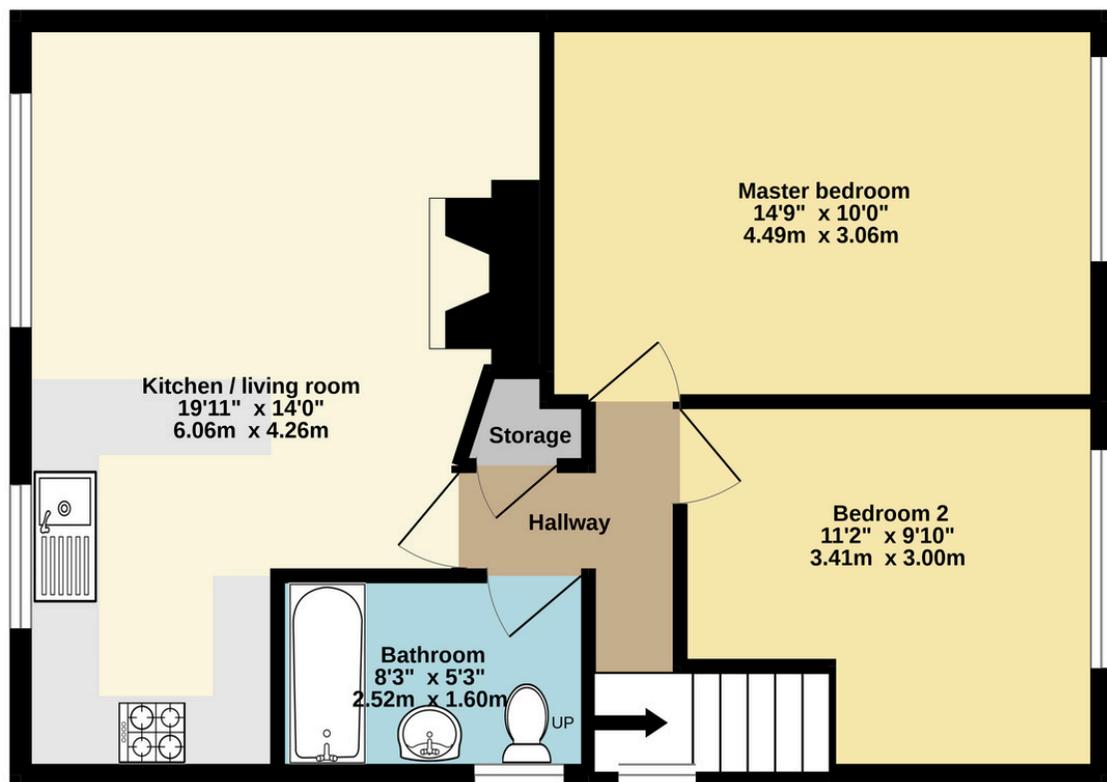
Furthermore the property benefits gas central heating, double glazing and a raft of storage via fitted cupboards and bedroom furniture.

The property is being sold with no onward chain having previously been rented for a number of years. It is perfectly suited for any first time buyers or investors looking to add to their current portfolio.





558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 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)

| | | |
|---|---------------------------|---|
| 6 Reynolds Close Keynsham BRISTOL BS31 1LX | Energy rating C | Valid until: 10 August 2032 Certificate number: 9592-3019-0208-7242-2204 |
|---|---------------------------|---|

Property type: Mid-floor flat

Total floor area: 55 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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

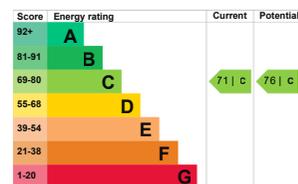
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



0117 986 6644

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