



2 THE WILLOWS  
KEYNSHAM  
BRISTOL  
BS31 2DJ  
£315,000



**Offered to the market with no onward chain and positioned only a short walk to Keynsham High Street can be found this surprisingly spacious, ground floor flat. Originally designed as two separate apartments, this large flat now presents as a two double bedroom property, boasting impressive living space, more than expected, compared to similar properties.**

**This small, select development is perfectly positioned for those looking for a short, flat walk to the high street, Tesco and train station. Furthermore two allocated parking spaces can be found immediately adjacent to the communal entrance.**

**Once inside the building, a communal hallway provides access to the ground floor flat. An entrance hallway greets, complete with intercom system linked to the communal door. From the hallway, two large storage cupboards provide practical storage. The two bedrooms are both double in nature and both benefit fitted wardrobes. The principle bedroom also boasts an en-suite shower room. Both the shower room and main bathroom, accessed via the hallway comprise three piece white suite's.**

**The flat really comes into its own with the impressive amount of living space. Where as, traditionally these apartments offer an open plan kitchen/living room, this apartment provides a separate lounge to the kitchen / diner. Both of these rooms are generously proportioned in their own right, whilst bathed in natural light via the dual aspect windows and southerly orientation. The kitchen itself comprises numerous built in units with a full selection of integrated appliances.**

**Furthermore the property is gas central heated and double glazed throughout. The flat is perfect for any buyer looking for the practicalities of a ground floor position, crave space and looking for something a little bigger and better than the standard two bedroom apartments currently for sale.**





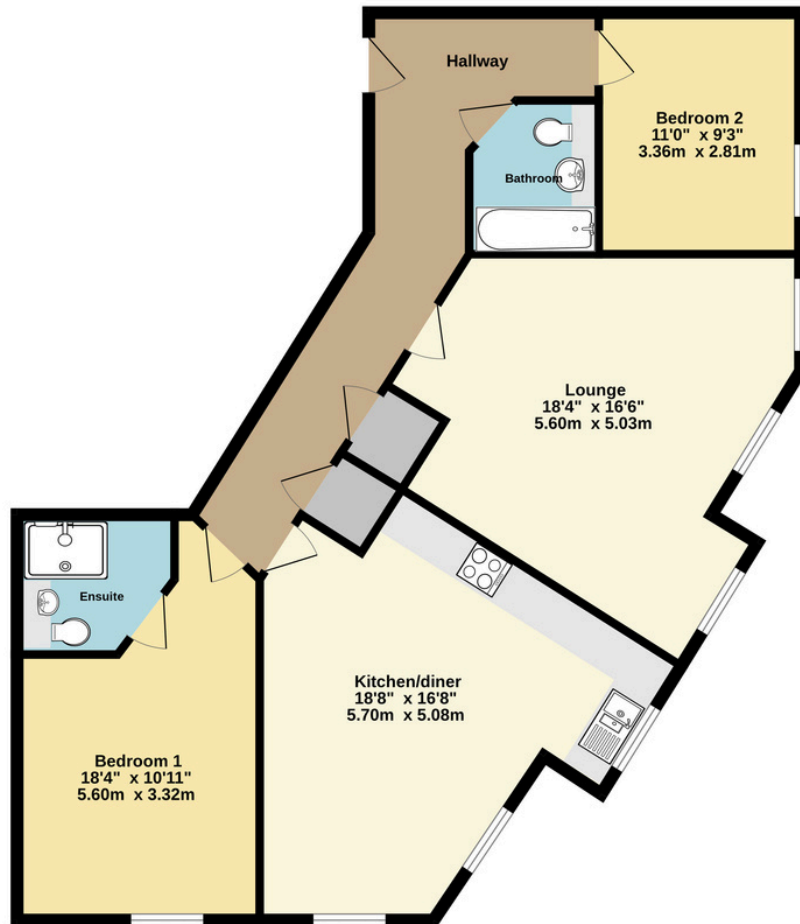








Ground Floor  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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)

Flat 2  
The Willows  
Culvers Road  
BRISTOL  
BS31 2DJ

Energy rating

**C**

Valid until: 28 January 2036

Certificate number: 9836-2529-3500-0228-8226

Property type Semi-detached house

Total floor area 74 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.

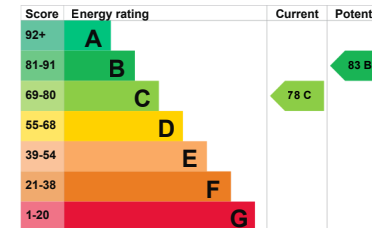
[See how to improve this property's energy efficiency.](#)

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



0117 986 6644

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