



FT 3, BUCKINGHAM LODGE
STATION ROAD
KEYNSHAM
BS31 2BN
£345,000



G R E G O R Y S

BENEFITING FROM A CONVENIENT HIGH STREET POSITION, ONLY A SHORT STROLL AWAY FROM KEYNSHAM MEMORIAL PARK & RAILWAY STATION, CAN BE FOUND THIS SIZEABLE TWO BEDROOM GROUND FLOOR APARTMENT SET WITHIN AN IMPRESSIVE GEORGIAN VILLA.

Found within 'Buckingham Lodge' this spacious home welcomes with an attractive private garden to the front aspect, leading to the grand private entrance opening to the internal offering. Once inside, the characterful property impresses with enviable ceiling heights and generous room proportions, lending itself to an array of buyers.

To the front aspect sits the large bay fronted lounge diner, complete with feature fireplace, original shutters, and elegant cornices and coving. To the rear can be found the modern fitted kitchen, complete with integrated oven & hob, and space for a breakfast table. The apartment offers two double bedrooms, both of which benefiting from generous proportions, with the primary bedroom sitting to the rear of the arrangement. Completing the internal offering is a neutral four piece bathroom and a welcoming entrance hall.

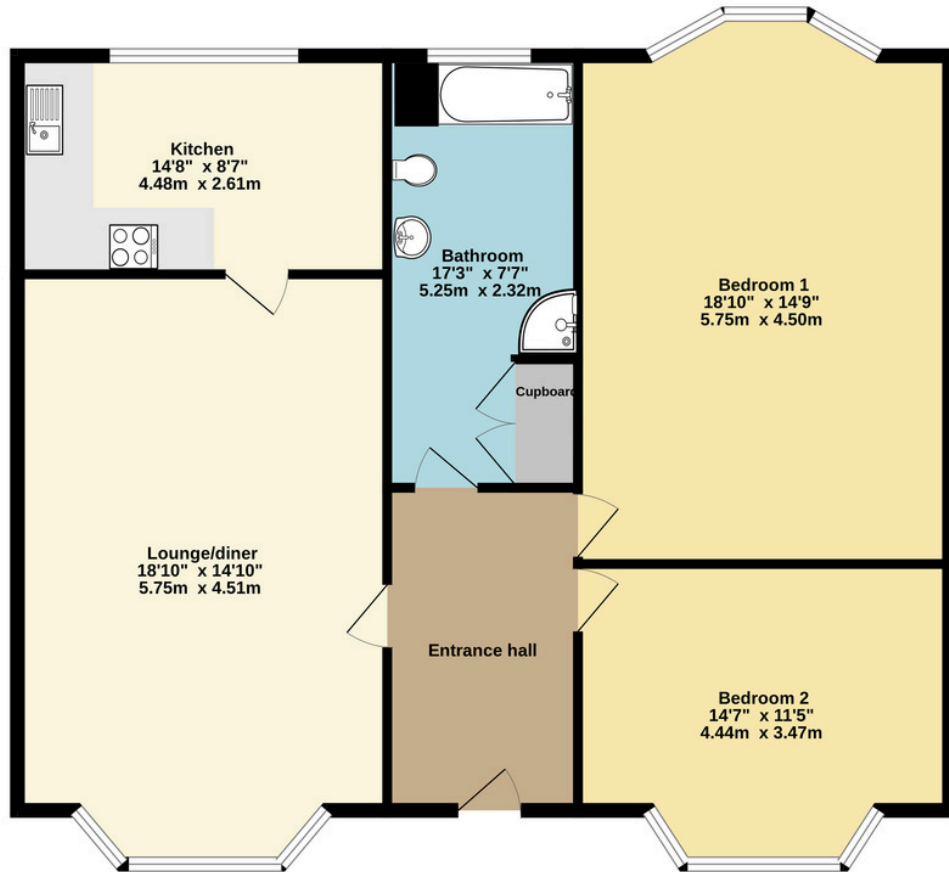
Further benefits include a recently installed gas combination boiler, newly fitted consumer unit, and modern double glazed sash style windows throughout.

A unique offering to the market and a rarity for the local area, an internal inspection is highly recommended to fully appreciate the complete offering of this impressive garden apartment.





Ground Floor
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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 3 Buckingham Lodge Station Road Keynsham BRISTOL BS31 2BN	Energy rating	Valid until:	15 December 2029
	D	Certificate number:	8881-7222-6739-6876-6992

Property type	Mid-floor flat
Total floor area	97 square metres

Rules on letting this property

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

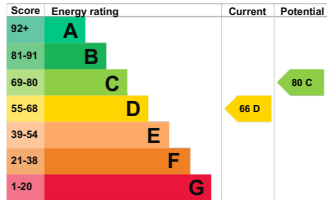
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<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 D. It has the potential to be C.

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



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