



**47 ST LADOC ROAD  
KEYNSHAM  
BRISTOL  
BS31 2DR  
£385,000**

Positioned only a short walk to Keynsham High Street & Train Station can be found this super attractive, bay fronted terraced home. Bursting with character, this period home has been lovingly cared for over recent years,

Set within a spacious plot, this charming terraced property offers a number of benefits both inside and out. Externally the generous front garden also provides space for a driveway allowing for off street parking for two vehicles. To the rear, a private rear garden has been enjoyed over the years, with numerous seating areas, mature borders and even enough space for a storage shed. Rear pedestrian access further benefits.

Internally a storm porch and entrance hallway greets. Stain glass inserts, common of this era, allow for natural light to flood this room in natural light. From the hallway stairs lead to the first floor with a handy under stairs storage cupboard also available. A bay fronted lounge provides a lovely separate seating area with a wood burning stove providing the perfect focal point of the room. The large bay window provides views of the front aspect and, like the hallway, bathes the room in natural light. The kitchen / diner can be found to the rear of the property with views and direct access via the 'French' doors to the garden. This full width room is the perfect family / entertaining room, with plenty of space for a sizeable dining area, in addition to the fitted kitchen. The kitchen itself comprises a large selection of built in wall and base units. The 'Worcester' gas combination boiler, fitted in 2020 can be found within a fitted kitchen unit.

To the first floor can be found three bedrooms. Two of them are impressive doubles, of which the principle bedroom, benefitting a large bay can be found to the front aspect. Both of these bedrooms benefit fitted wardrobes and cupboards. The third bedroom is a comfortable single, currently utilised as a home office / study. Completing the accommodation is the bathroom. One which comprises a three piece white suite, including a stunning, roll top bath.

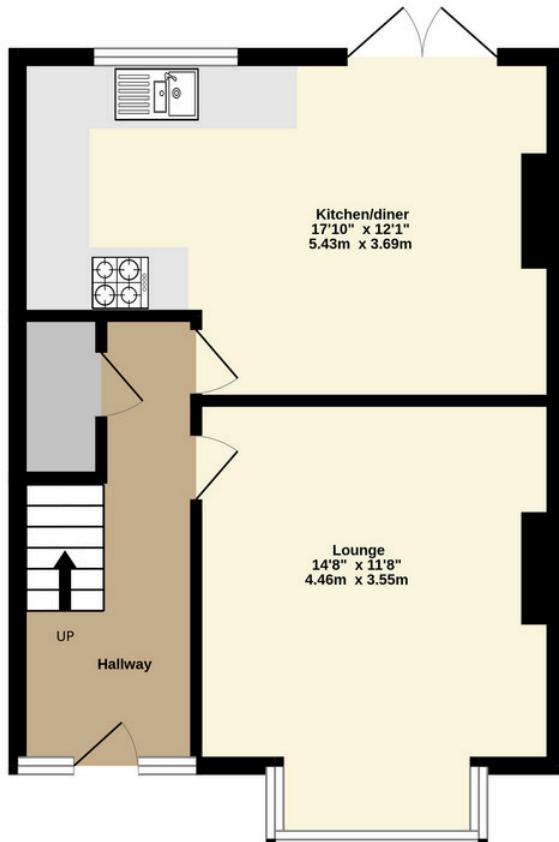
A lovely period home, the perfect first time purchase or family home. Highly recommended.







Ground Floor  
412 sq.ft. (38.3 sq.m.) approx.

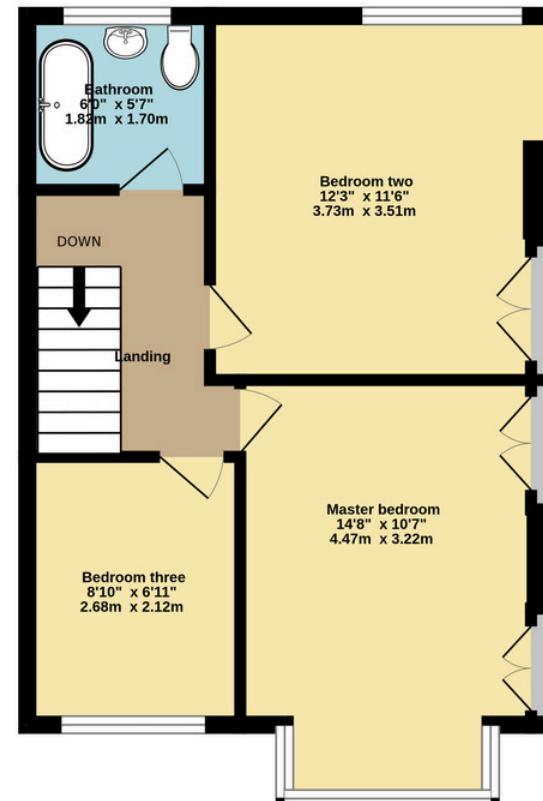


TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.

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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1st Floor  
412 sq.ft. (38.2 sq.m.) approx.



#### Energy performance certificate (EPC)

47 St. Ladoc Road Keynsham Bristol BS11 2DR	Energy rating <b>C</b>	Valid until: 14 April 2035
Certificate number: 9835-3324-5400-0715-9292		

Property type  
Mid-terrace house  
Total floor area  
81 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

