



13 ROWAN WALK
KEYNSHAM
BRISTOL
BS31 2RE

OFFERS OVER £300,000

**TUCKED AWAY IN A QUIET WALK WAY POSITION,
THIS ATTRACTIVE THREE-BEDROOM HOME IS
IDEAL FOR ANYONE LOOKING FOR A PEACEFUL
SPOT, WHILST HAVING CONVENIENT AMENITIES
NEARBY.**

There's a pleasant open green area to the front of the property, while to the rear you'll find a versatile west facing garden that's easy to enjoy and simple to maintain. On-street parking is easily available nearby, whilst gated off street parking has been created to the rear of the property, a rarity for this style of home.

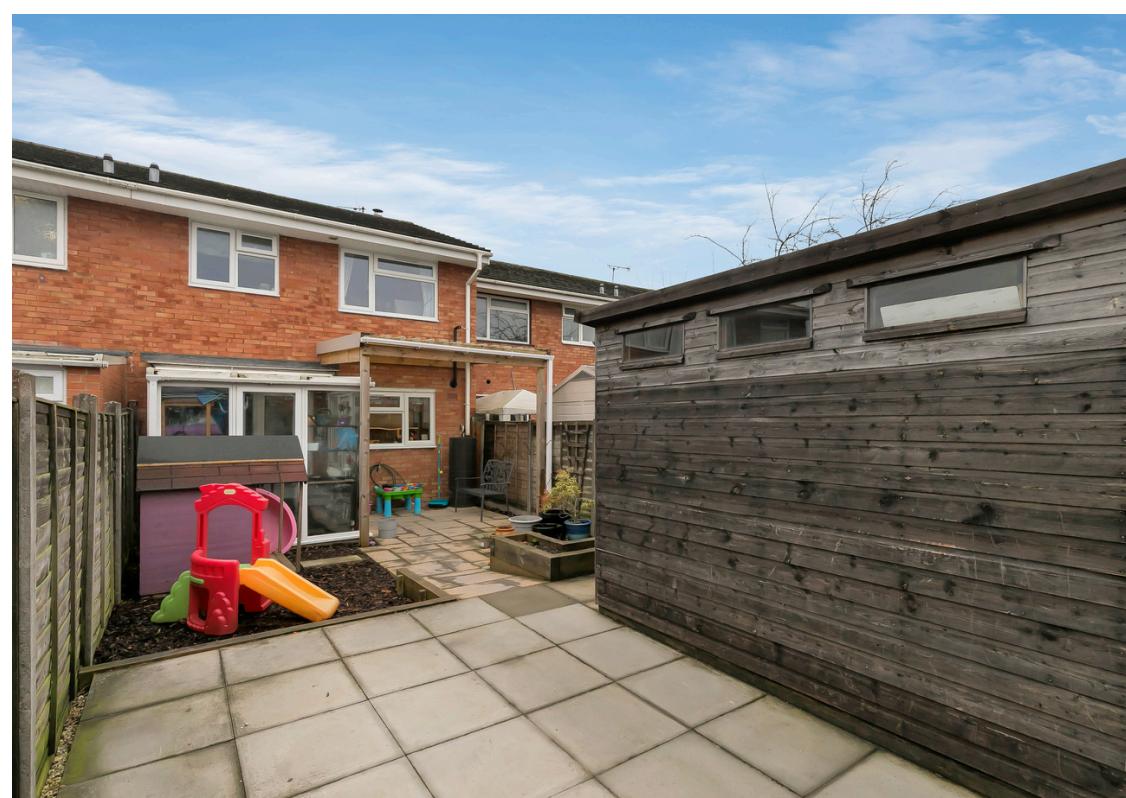
The property welcomes with an entrance porch opening into the hallway. The ground floor comprises a bright full length lounge diner, benefitting from a warming wood burning stove & pleasant outlook to the front aspect, whilst a comfortable dining area sits to the rear. A separate fitted kitchen also can be found to the rear aspect, offering ample worktop & storage space. Finally, a handy garden room offers desirable storage space for odds & ends, perfect for busy families!

The first floor accommodation offer three bedrooms, two of which being comfortable double bedrooms, and a well-considered single room incorporating a fitted cabin bed. Completing the offering is a neutral three piece bathroom, with L shaped bath tub & shower over.

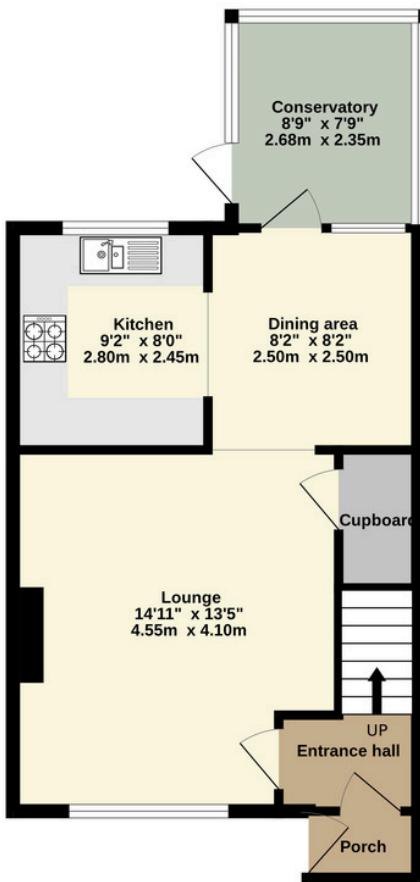
A great home in a quiet location, and one that's well worth an early viewing.



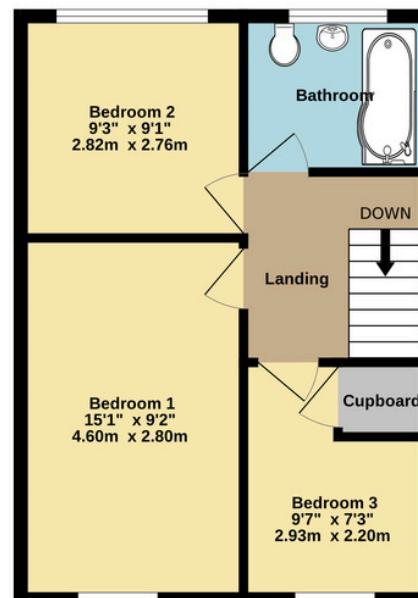




Ground Floor
482 sq.ft. (44.8 sq.m.) approx.



1st Floor
405 sq.ft. (37.7 sq.m.) approx.



Energy performance certificate (EPC)

13 Rowan Walk
Keynsham
BRISTOL
BS31 2RE

Energy rating
C

Valid until: 1 February 2036
Certificate number: 2236-1622-0500-0432-8206

Property type Mid-terrace house

Total floor area 76 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>).

Energy rating and score

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

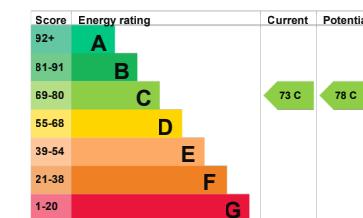
[See how to improve this property's energy efficiency.](#)

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



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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ESTATE AGENTS

