



**3 MAPLE WALK
KEYNSHAM
BRISTOL
BS31 2SB
£300K - OFFERS OVER**

Presented to the market in a good decorative standard and having undergone a thorough refurbishment, this terraced property is a welcome addition and perfect for any first time buyer or family alike.

Externally the spacious frontage has been turned into a block paved driveway allowing off street parking for a number of vehicles. In addition to the rank of garages to the rear, space for the erection of a single garage is available. The rear garden has been landscaped to offer ease of maintenance, and offers a private and peaceful area to sit and enjoy.

Internally the property has been enhanced during the term of the current owner including, but not limited to replastering and repainting throughout, newly fitted kitchen and gas combination boiler and the installation of 'French' doors in the dining room.

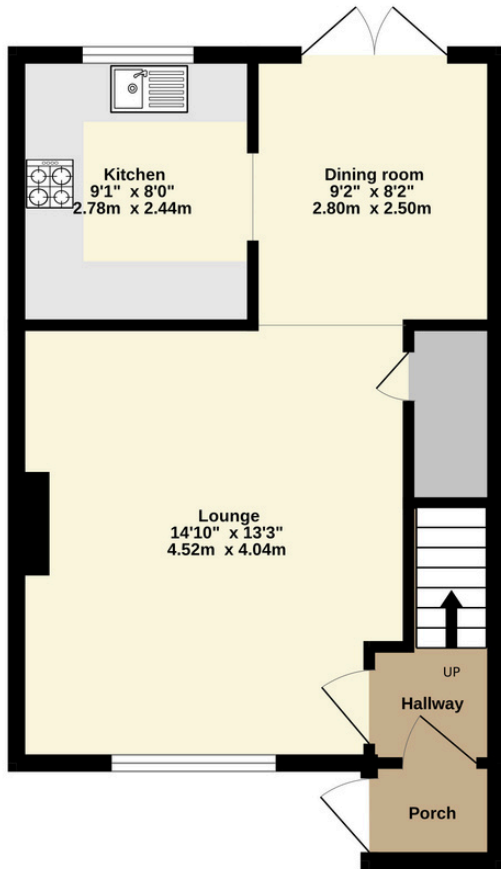
The property now presents as a wonderful terraced property offering well proportioned rooms across two floors. An entrance porch and hallway provide access from the front aspect, a large lounge overlooks the front aspect and opens into the dining room, perfectly positioned with views and access to the rear garden. From the dining room, an opening leads to the contemporary kitchen, complete with numerous wall and base units and an integrated fridge / freezer. To the first floor can be found three bedrooms, two of which are double in size with the third being a good single bedroom. The bathroom comprises a three piece white suite with shower over bath.

Located to the fringes of Keynsham only a short distance from both the conveniences that Keynsham High Street has to offer and the beautiful open countryside. Public transport is available via the bus stop only moments from the property or via Keynsham Train Station. A lovely home offering a raft of benefits and one worthy of an early internal viewing.

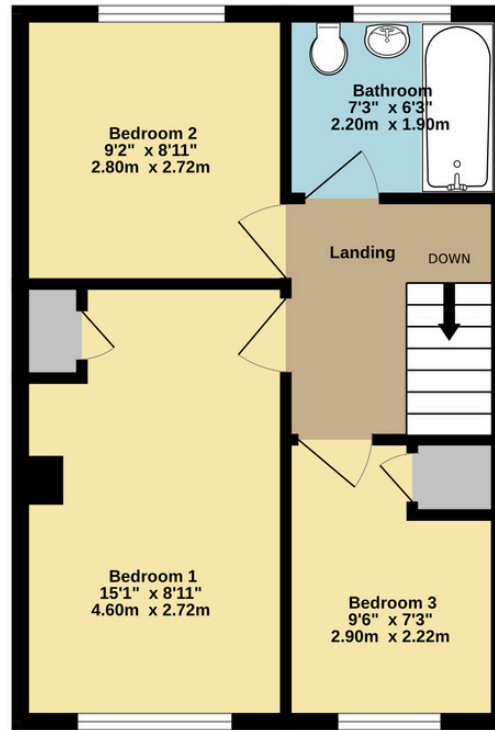




Ground Floor
401 sq.ft. (37.2 sq.m.) approx.



1st Floor
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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)

3 Maple Walk Keynsham BRISTOL BS31 2SB	Energy rating	Valid until:	19 May 2035
	C	Certificate number:	0330-2840-8550-2525-1085

Property type	Mid-terrace house
Total floor area	74 square metres

Rules on letting this property

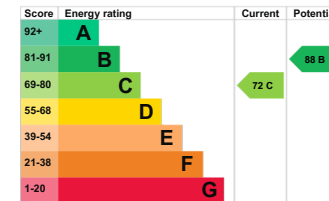
Properties can be let if they have an energy rating from A to E.

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



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