



43

43 MAPLE WALK  
KEYNSHAM  
BRISTOL  
BS31 2SB  
£249,950

**SET WITHIN THIS POPULAR, RESIDENTIAL CUL-DE-SAC AND ENJOYING THIS PLEASANT, PEDESTRIAN ONLY FRONTAGE, CAN BE FOUND THIS END OF TERRACE, BUNGALOW. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS LOVELY BUNGALOW IS PERFECT FOR ANY BUYER LOOKING FOR AN EFFICIENT CHAIN FREE PURCHASE.**

**Externally the property boasts easy maintenance gardens with paved gardens found to both the front and rear aspect. Side pedestrian access is available with a secure pedestrian gate leading to the private rear aspect. Furthermore a single garage can be found in the near block whilst on street parking is plentiful in many of the small cul-de-sacs serving Maple Walk.,**

**Internally the bungalow is accessed via a front door leading to the hallway. From the hallway, both the kitchen and lounge/diner can be found. The kitchen comprises of numerous built in wall and base units offering impressive storage with space and plumbing for appliances. A Upvc door provides access to the side aspect leading to the rear garden. The lounge is of impressive proportions with a feature fireplace and double glazed window overlooking the front aspect.**

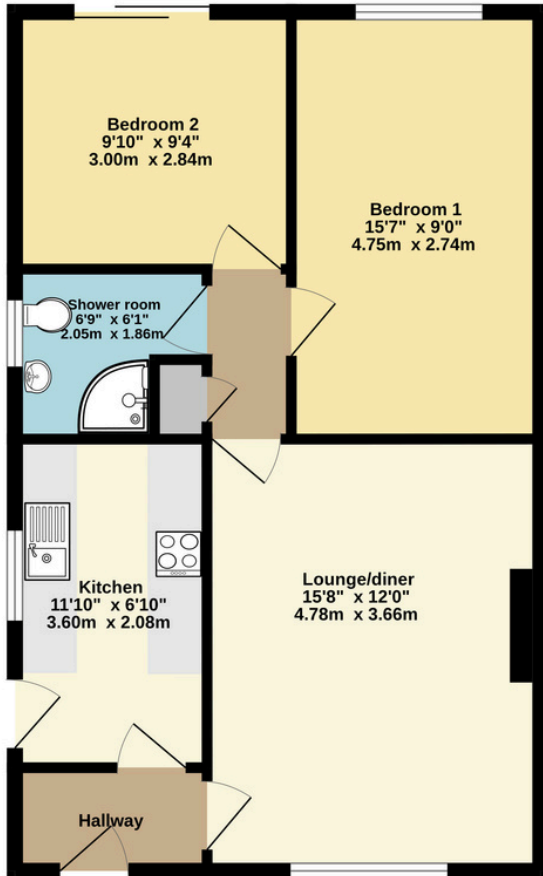
**An internal lobby then provides access to both bedrooms and the shower room, whilst a storage cupboard benefits. Both bedrooms are double in size with the main bedroom benefitting fitted wardrobes. The second bedroom has been utilised in recent years as an additional reception room with double glazed, sliding patio doors providing a view and access onto the rear garden. Completing the accommodation is the shower room which comprises a three piece white suite.**

**Furthermore the property is double glazed throughout and gas central heated via a recently replaced, gas combination boiler. Priced to sell and available to view with immediate effect, this lovely property comes highly recommended.**





Ground Floor  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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)

43 Maple Walk  
Keynsham  
BRISTOL  
BS31 2SB

Energy rating  
**D**

Valid until: 25 July 2034

Certificate number: 0300-2867-4430-2224-8065

Property type

End-terrace bungalow

Total floor area

57 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 B.

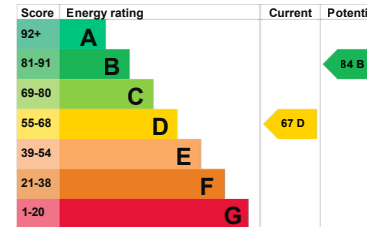
[See how to improve this property's energy efficiency.](#)

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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