



**15 WALTON CLOSE**  
**KEYNSHAM**  
**BRISTOL**  
**BS31 2QH**  
**£350,000**



**G R E G O R Y S**  
E S T A T E A G E N T S

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN CAN BE FOUND THIS EXCELLENTLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME, LOCATED IN A POPULAR RESIDENTIAL AREA, AND BENEFITTING FROM A SIZEABLE WRAP AROUND PLOT.**

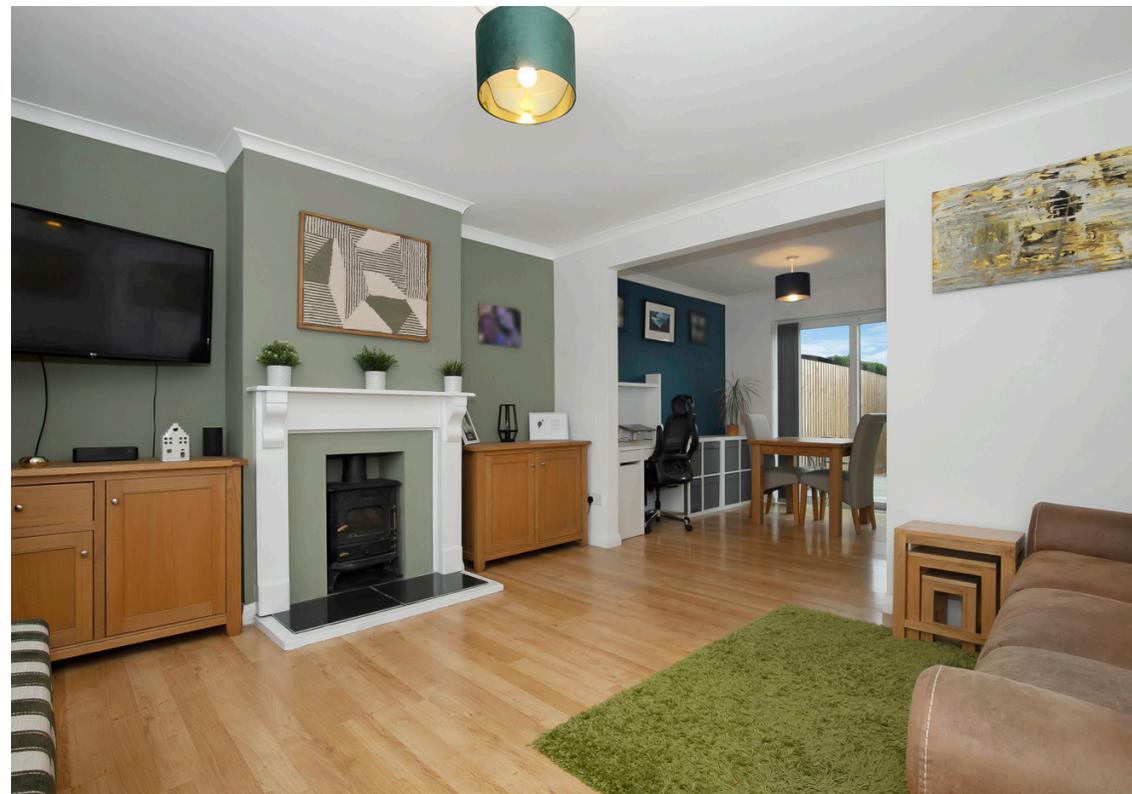
Positioned nearby several local amenities, and within walking distance of Keynsham High Street, Railway Station & Memorial Park, this well-proportioned home presents as an ideal opportunity for first-time buyers, growing families, or those looking to downsize.

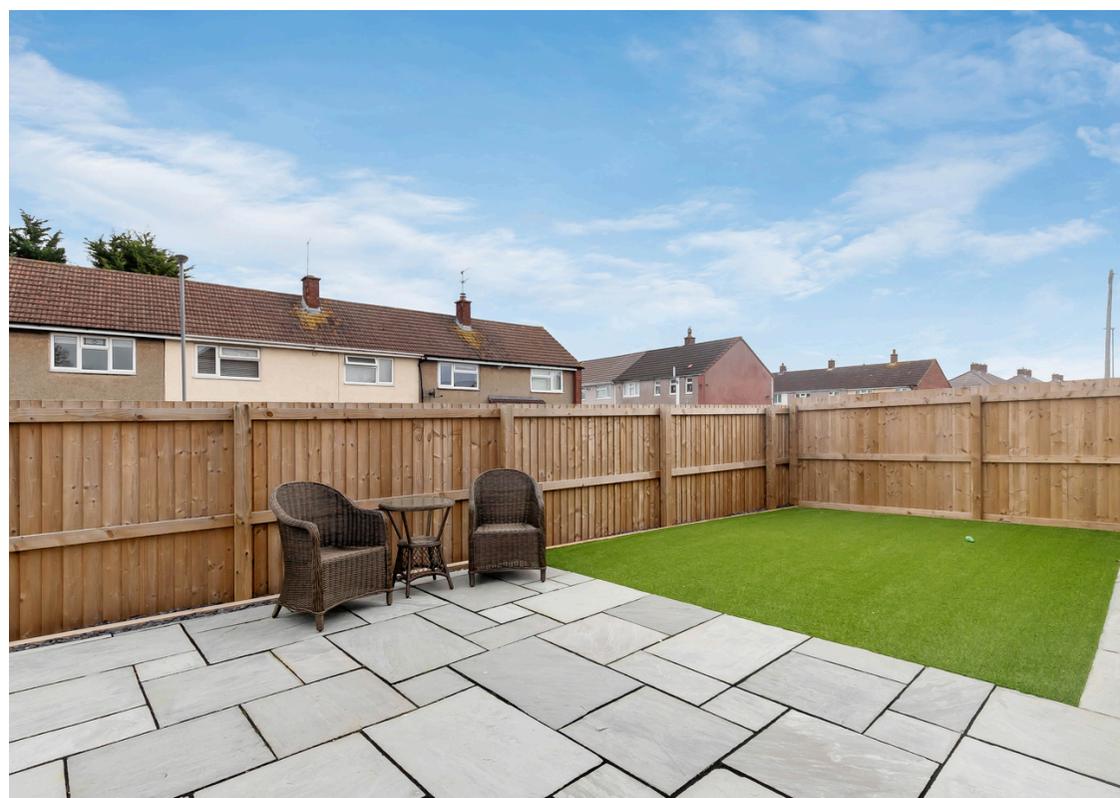
The property welcomes with a practical entrance porch that opens into the hallway of the property. A spacious open plan lounge diner acts as the hub of the home, spanning the full length of the ground floor, and benefits from sliding doors out into the rear garden. To the rear of the ground floor sits a modern fitted kitchen, offering ample worktop space & storage, as well as offering handy side access via a rear lobby. The first floor accommodation comprises three bedrooms, two of which being generous double rooms, with the third bedroom being a comfortable single room fitted with a built in wardrobe, whilst also offering excellent versatility.

The tastefully presented offering allows any new owner to simply move in with ease, having undergone a schedule of updating works under the current ownership. These works include newly fitted carpets, fresh decor & a comprehensive overhaul of the outside space.

The external offering is what really sets this property apart from its peers, benefitting from a large wrap around plot, which has been landscaped with low maintenance in mind. Enjoying a south westerly orientation, the rear garden is perfect for sun worshipers, presented with a large sandstone patio perfect for alfresco dining and summer entertaining. The rear garden also comprises an area laid with artificial turf, all of which enclosed with newly erected fencing. To the front aspect, the property offers ample driveway parking able to accommodate several vehicles, whilst also benefitting from a detached single garage & additional parking to the rear of the plot.

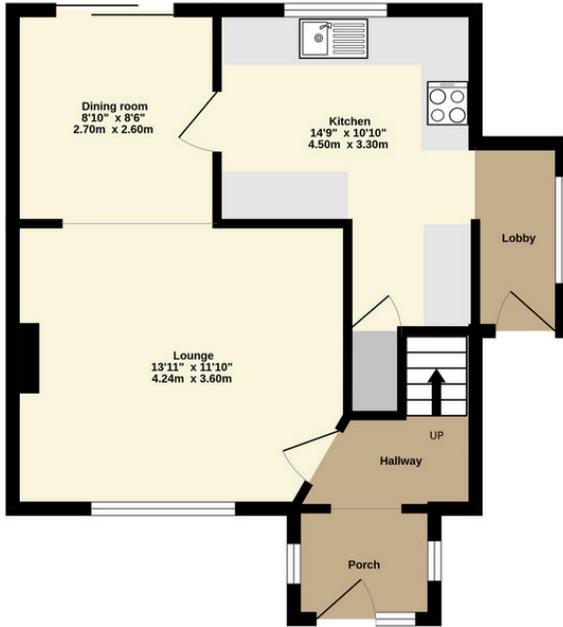
A welcomed addition to the market which comes highly recommended.



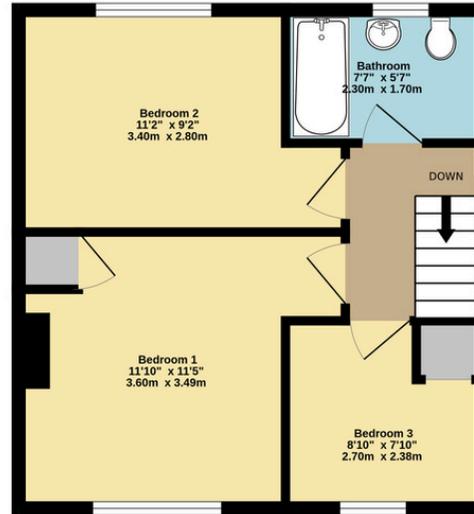




Ground Floor  
455 sq.ft. (42.3 sq.m.) approx.



1st Floor  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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)

15, Walton Close Keynsham BRISTOL BS31 2QH	Energy rating <b>C</b>	Valid until: <b>24 August 2026</b> Certificate number: 8503-2854-7629-1327-1863
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Property type	Semi-detached house
Total floor area	90 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/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 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

