



52A MINSMERE ROAD
KEYNSHAM
BRISTOL
BS31 IPT
£219,995

A delightful ground floor flat, offered to the market in excellent decorative standard and benefitting private, front and rear gardens together with a driveway providing off street parking.

Positioned within this particularly popular area of Keynsham, this one bedroom property has been lovingly upgraded over recent years. Improvements to note include a new kitchen and bathroom, replaced double glazed windows and a boiler.

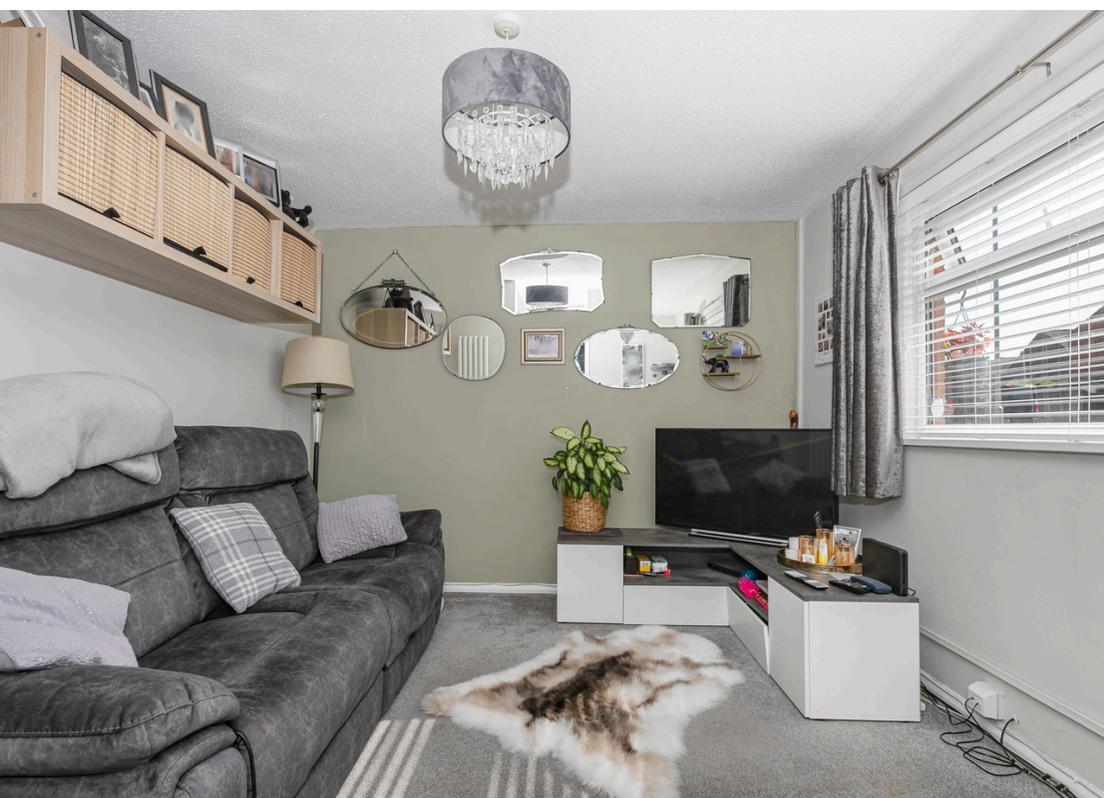
A rear extension, one of the more recent additions has increased the living accommodation, offering a second seating area or the perfect dining area, with views and direct access to the rear garden. The newly fitted kitchen itself comprises numerous built in wall and base units and opens onto the extended part of the property. The lounge can be found to the front of the property with views of the front garden and offers a comfortable seating area to enjoy.

To the rear of the property can be found the bedroom, which is a double in size and offers a quiet position with views of the rear garden. The bathroom, again newly replaced, comprises a modern three piece white suite.

Furthermore the property provides a wealth of storage with three large cupboards, all accessed via the hallway combining to offer impressive and much sought after storage areas.

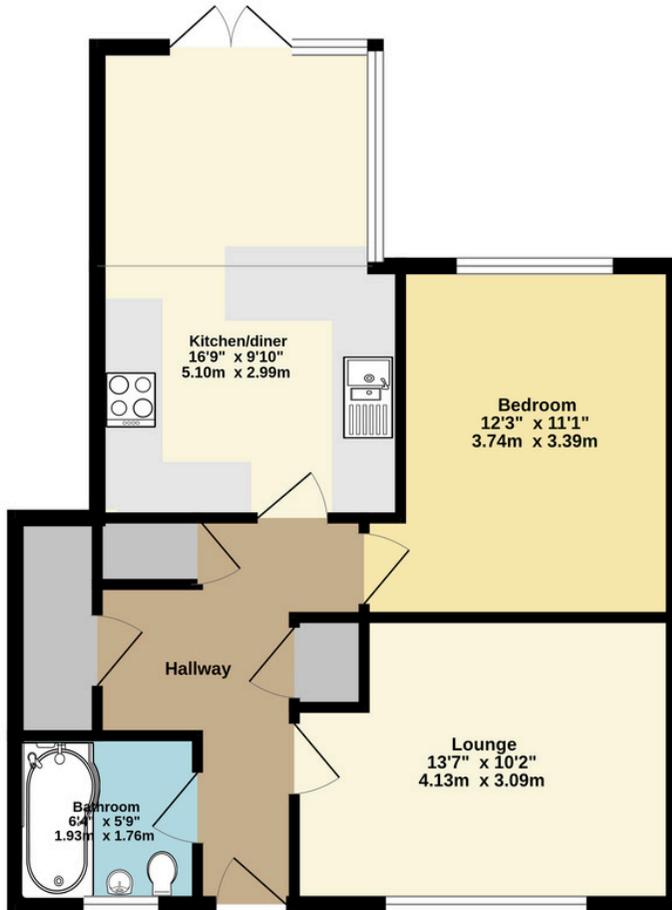
This stunning ground floor flat would make the perfect purchase for any first time buyer or those looking to complete a downsizing move. An early internal viewing is highly recommended to appreciate all that this property has to offer.







Ground Floor
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 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)

52a Minsmere Road Keynsham BRISTOL BS31 1PT	Energy rating	Valid until:	20 June 2035
	C	Certificate number:	0340-2370-4560-2925-5135

Property type	Ground-floor flat
Total floor area	56 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 C.

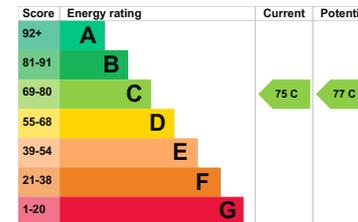
[See how to improve this property's energy efficiency.](#)

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



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