



31 ST LADOC ROAD
KEYNSHAM
BRISTOL
BS31 2DR
£459,950



GREGORY'S
ESTATE AGENTS

AN ATTRACTIVE, BAY FRONTED PERIOD PROPERTY, SET WITHIN A GENEROUS PLOT AND POSITIONED ONLY A SHORT WALK TO KEYNSHAM HIGH STREET & TRAIN STATION.

This end of terrace property has been improved over recent years with the introduction of a loft conversion, including a large dormer to the rear aspect, The property therefore now presents as a sizeable four bedroom family home.

Externally gardens can be found to the front and rear of the property with the rear garden particularly offering an enclosed area, tiered in nature and offering numerous seating areas to enjoy. In addition a driveway providing off street parking for two cars can be found to the front of the property.

To the ground floor an entrance hallway greets with stairs leading to the first floor, an under stairs storage recesses and with doors leading to the lounge and kitchen. The lounge, a bay fronted room overlooking the front garden is a warm and welcoming room. The property benefits a second reception room which can be found to the rear of the property with views and direct access to the garden via 'French' doors. Completing the ground floor is the kitchen which comprises modern fitted wall and base units with work surfaces over.

To the first floor can be found three of the floor bedrooms and the family bathroom. The bathroom comprises a three piece white suite including a walk in shower enclosure. The two largest bedrooms on this floor are impressive doubles whilst the third bedroom is a comfortable single room, currently being utilised as a home office. The largest of all four bedrooms can be found to the second floor. The room is bathed in natural light with a 'Velux' window to the front aspect and a double glazed dormer window to the rear aspect. An en-suite shower room benefits and like the family bathroom, comprises a three piece white suite.

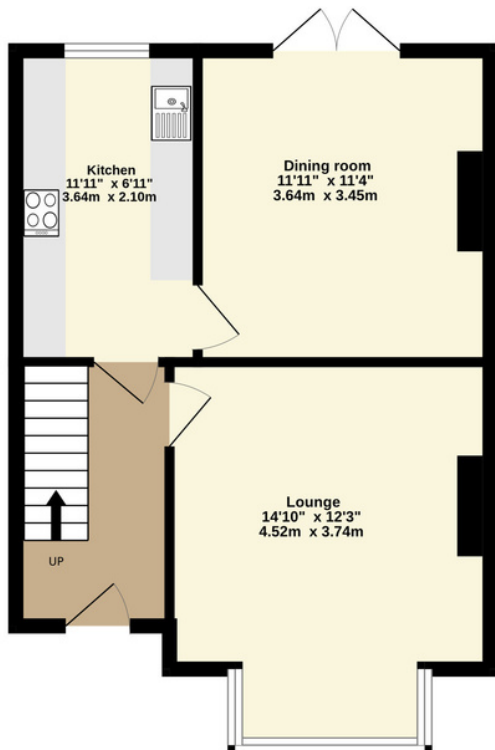
Furthermore the property is double glazed, gas central heated and presented to an excellent decorative order throughout. A must view!



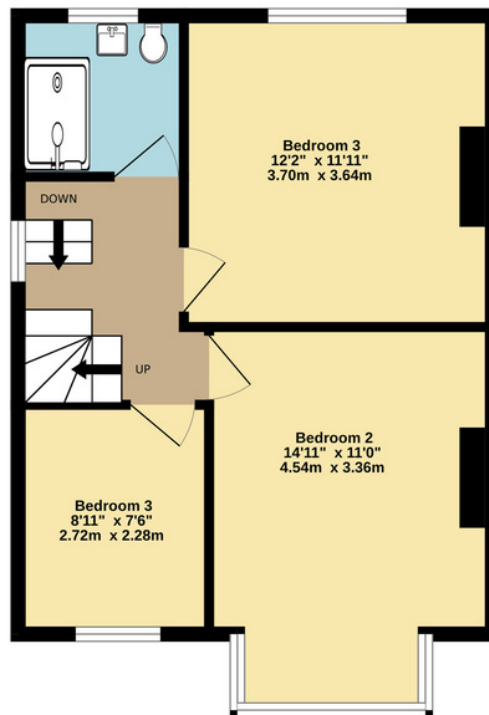




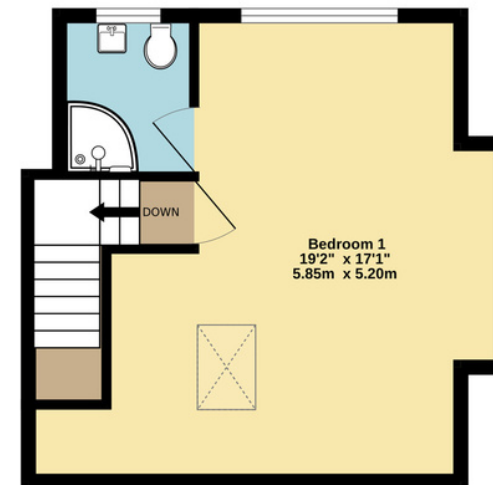
Ground Floor
447 sq.ft. (41.6 sq.m.) approx.



1st Floor
457 sq.ft. (42.5 sq.m.) approx.



2nd Floor
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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)		
31 St. Ladbok Road Kingspan BRISTOL BS31 2DB	Energy rating D	Valid until: 10 January 2035 Certificate number: 8735-6829-1400-6828-5296
Property type		End-terrace house
Total floor area		117 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 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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