



35 CORONATION AVENUE  
KEYNSHAM  
BRISTOL  
BS31 2PS  
£345,000



**SET WITHIN A POPULAR RESIDENTIAL LOCATION, JUST A SHORT WALK FROM KEYNSHAM HIGH STREET, THE RAILWAY STATION AND MEMORIAL PARK, THIS EXTENDED THREE-BEDROOM TERRACED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR A WIDE RANGE OF BUYERS.**

The property has been thoughtfully extended to the rear with a generous single-storey addition, creating flexible living space well suited to first-time buyers, growing families or those looking to downsize without compromise.

The accommodation is approached via a welcoming entrance hall which leads into the fitted kitchen, forming the hub of the home. From here, the principal living spaces are accessed, including a comfortable front-facing lounge with double doors opening into an impressive family room to the rear. This light-filled space enjoys a south-facing aspect, vaulted ceiling and offers versatility for a variety of uses, currently serving as a dining area. The ground floor extension also incorporates a useful cloakroom WC & utility cupboard, while a separate study to the front provides an ideal home office or hobby room.

To the first floor are three bedrooms, including two well-proportioned double rooms and a good-sized single bedroom. A modern four-piece family bathroom, finished in a neutral white suite, completes the internal accommodation.

Outside, the property continues to impress with a sunny south-facing rear garden featuring a raised lawn bordered by established planting and a patio area perfect for outdoor dining and summer entertaining. To the front, driveway parking provides off-street space for two vehicles.

A fantastic addition to the market, this appealing home is sure to attract strong interest and an early viewing is highly recommended.







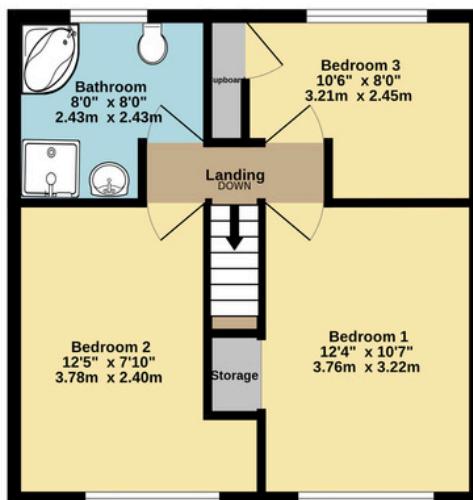
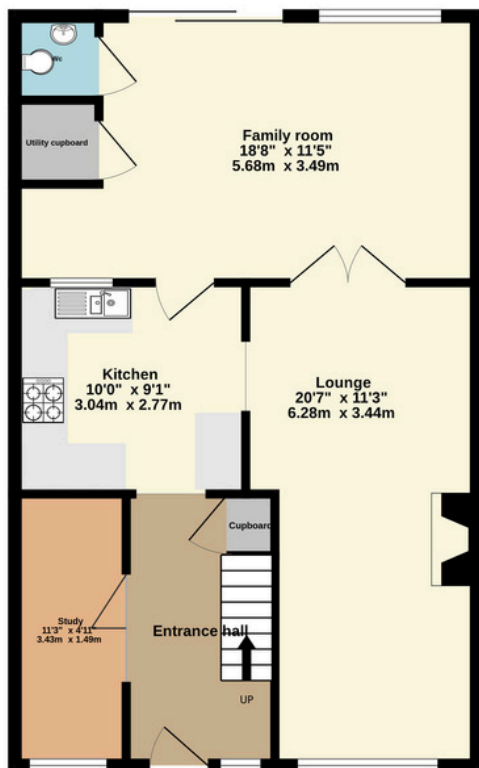






Ground Floor  
629 sq.ft. (58.4 sq.m.) approx.

1st Floor  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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)

35 Coronation Avenue Keynsham BRISTOL BS31 2PS	Energy rating <b>B</b>	Valid until: 15 January 2036
		Certificate number: 0320-2005-9590-2196-0875

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 B. It has the potential to be B.

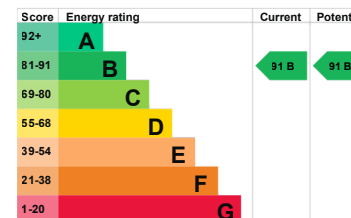
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get aratingfromA(best)toG (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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