



15 SHERWOOD ROAD
KEYNSHAM
BRISTOL
BS31 1DA
£309,950

**OFFERED TO THE MARKET WITH
NO ONWARD CHAIN, CAN BE
FOUND THIS CHARACTERFUL
TERRACED HOME, POSITIONED
WITHIN A SHORT WALK OF
KEYNSHAM HIGH STREET,
RAILWAY STATION & MEMORIAL
PARK.**



Although in need of updating throughout, this charming home offers ample potential, sure to appeal to those searching for a project. Benefitting from a traditional arrangement, in its current form the property comprises two reception rooms, a fitted kitchen, and a downstairs shower room to the ground floor. Whilst to the first floor, two double bedrooms can be found, and a family bathroom.

Outside, the property benefits from a sizeable rear garden, spanning over 75 Ft, whilst on street parking to the front aspect is plentiful.

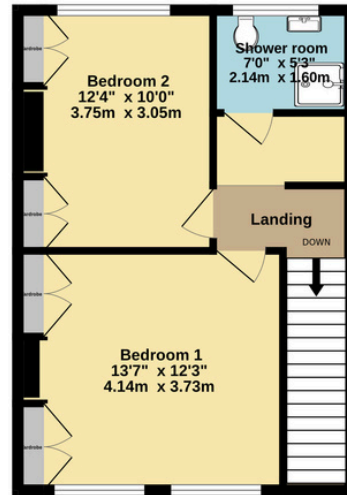
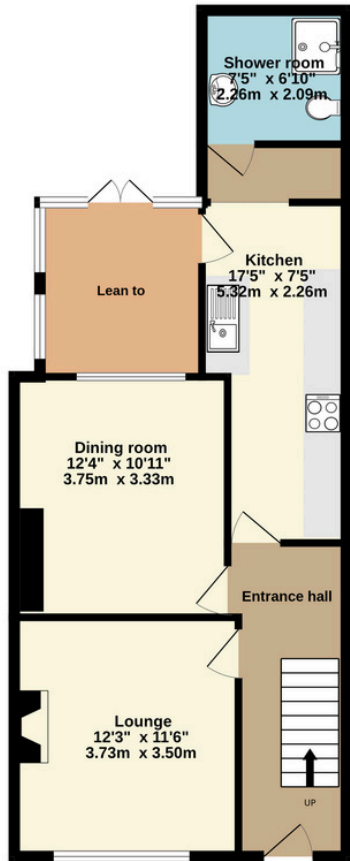
A fantastic project, and one which requires an internal inspection to fully appreciate.





Ground Floor
619 sq.ft. (57.5 sq.m.) approx.

1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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 Sherwood Road Keynsham BRISTOL BS31 1DA	Energy rating E	Valid until:	3 November 2035
		Certificate number:	7635-3229-5509-0834-6202

Property type	Mid-terrace house
Total floor area	94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

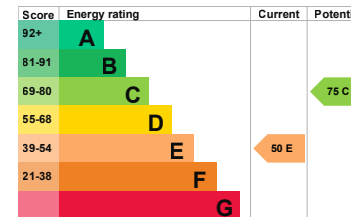
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/for-landlords-on-the-regulations-and-exemptions)

<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 E. 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 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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