



66 GREENFIELD ROAD  
KEYNSHAM  
BRISTOL  
BS31 1FL  
£188,000



GREGORYS  
ESTATE AGENTS

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS SUPERB TOP FLOOR APARTMENT IS PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT. SITUATED WITHIN THE POPULAR 'MEADOWS' DEVELOPMENT ON THE FRINGES OF KEYNSHAM, THIS STYLISH HOME WAS CONSTRUCTED BY HIGHLY REGARDED MESSRS TAYLOR WIMPEY AND ENJOYS OPEN VIEWS OVER NEIGHBOURING PLAYING FIELDS DUE TO THE ELEVATED POSITION.**

Keynsham High Street and the Railway Station are both within easy reach, while picturesque woodland walks are just moments away, offering the perfect balance of town and country living. This style of apartment has consistently appealed to first time buyers and buy-to-let investors alike.

Accessed via a secure intercom system, the property is entered through a well-maintained communal hallway with stairs rising to the second floor. Inside, a welcoming entrance hall leads to a sizeable double bedroom with fitted wardrobes & feature full height window, and a contemporary bathroom finished with a modern three-piece white suite.

At the end of the hallway, the property opens into an impressive open-plan living space, ideal for both relaxing and entertaining, and boasts generous proportions. The kitchen is well-appointed with a range of fitted units and integrated appliances, while the living and dining area offers ample room for furnishings.

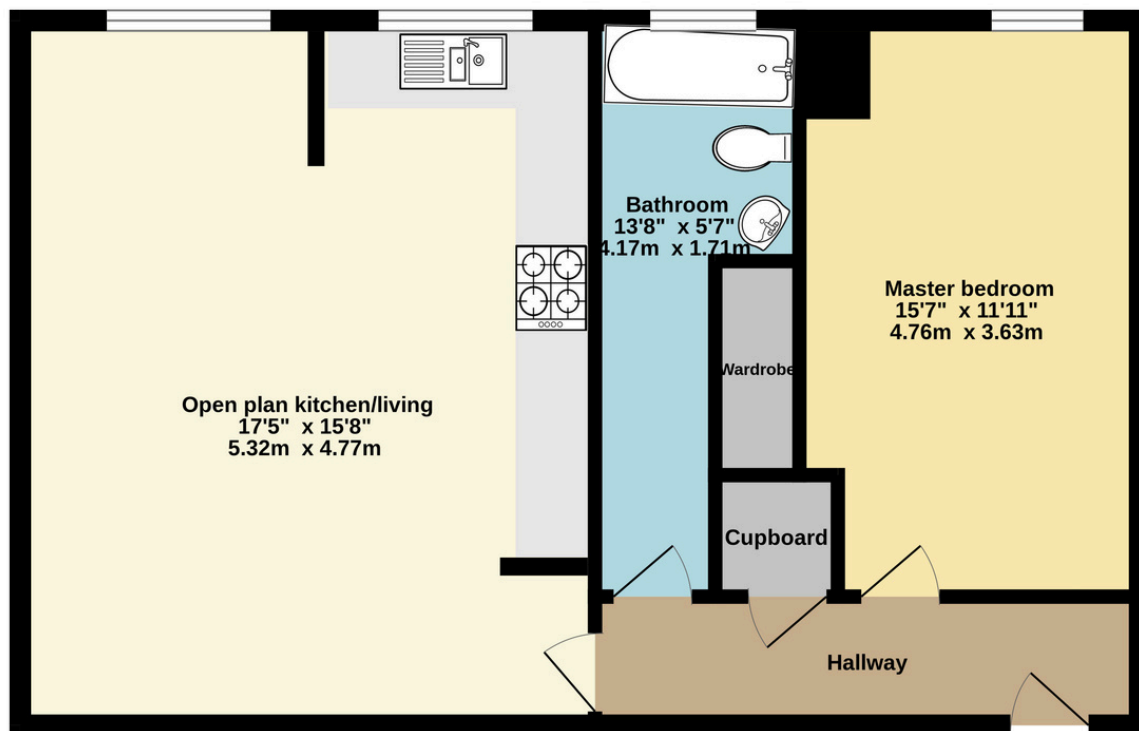
Externally, the property benefits from an allocated parking space, along with additional visitor parking. Further advantages include double glazing throughout and gas central heating via a combination boiler.

An early internal viewing is highly recommended to fully appreciate all that this attractive apartment has to offer.





Ground Floor  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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)

66 Greenfield Road  
Keynsham  
BRISTOL  
BS31 1FL

Energy rating  
**C**

Valid until: 9 April 2036

Certificate number: 0360-2140-1640-2096-2105

Property type

Top-floor flat

Total floor area

51 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 C. It has the potential to be C.

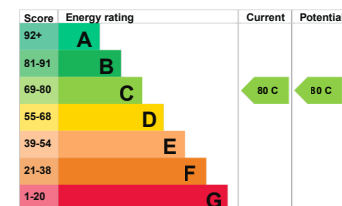
[See how to improve this property's energy efficiency.](#)

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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