



**3 Bed  
House - Semi-  
Detached  
located in  
Kewnsam**  
Offers Over £375,000



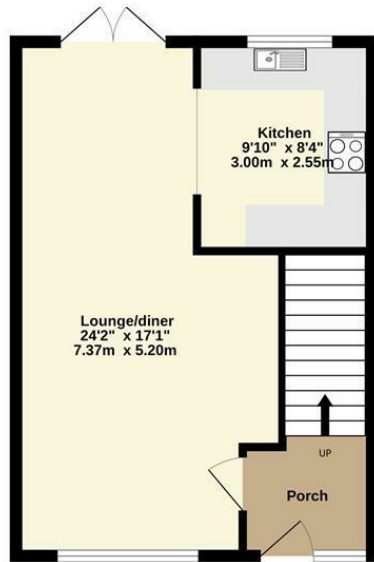
**GREGORYS**  
ESTATE AGENTS

26 Courtlands  
Keynsham  
Bristol  
BS31 1DD

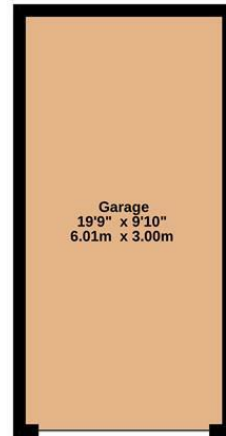




Ground Floor  
598 sq.ft. (55.6 sq.m.) approx.



1st Floor  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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