



II LILAC COURT
KEYNSHAM
BRISTOL
BS31 2RR
£295,000

G
GREGORYS
REALESTATE AGENTS

OFFERED TO THE MARKET WITH NO ONWARD CHAIN,
CAN BE FOUND THIS EXTENDED THREE BEDROOM END
OF TERRACE HOME, BENEFITTING FROM AMPLE
POTENTIAL THROUGHOUT.

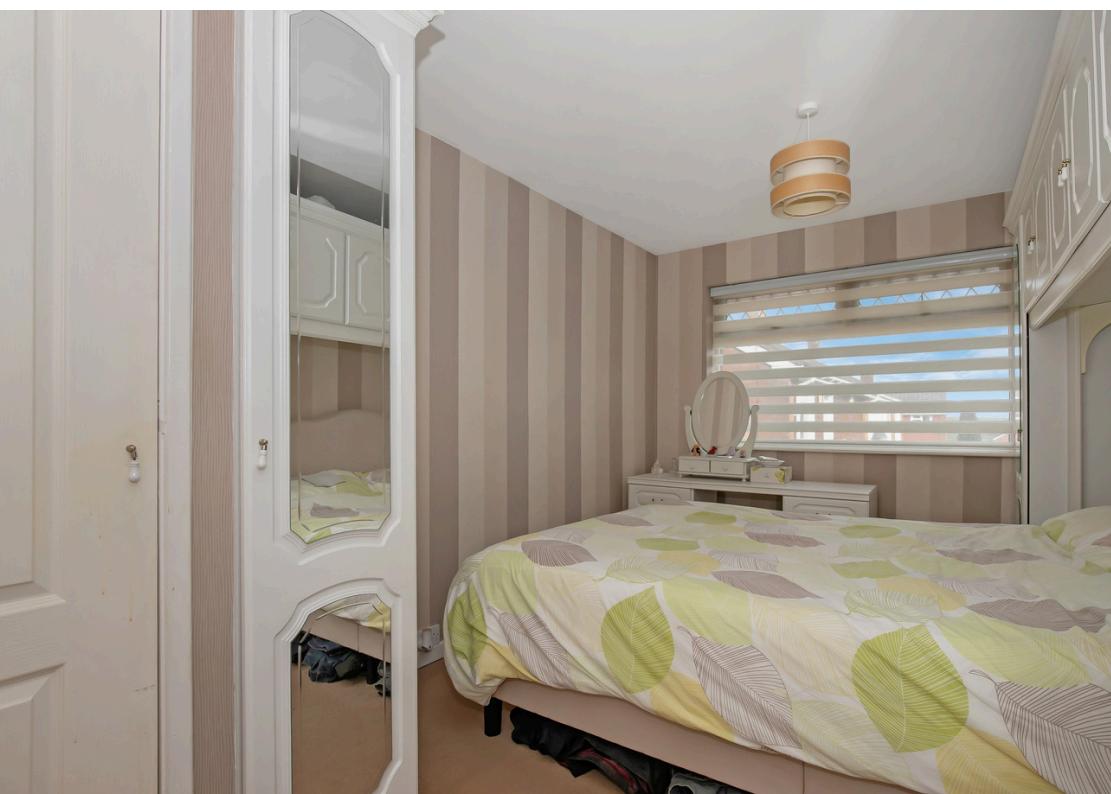
Having served as a long term family home, the property now offers an excellent opportunity for those searching for a home to make their own. The well-cared for accommodation allows any new owner to move in comfortably, and carry out any desired updating works overtime, and in our opinion presents as a ripe opportunity for first time purchasers looking to get onto the property ladder.

The home welcomes with a spacious entrance hall, leading into a sizeable full length lounge diner enjoying a pleasant outlook to the front aspect overlooking the neighbouring green. To the rear of the ground floor sits the extended kitchen breakfast room, offering ample storage & worktop space, and enjoys direct access out into the sunny south facing rear garden. Stairs from the entrance hall lead up the first floor accommodation, where three bedrooms can be found, two of which being comfortable double bedrooms, with the third bedroom benefitting from generous fitted storage. Finally, completing the internal offering a modern three piece shower room finished with a large walk in shower enclosure & combination vanity unit.

Externally, the rear garden is mainly laid to lawn and benefits from tiered beds & patio area, and enjoys gated side access to the front aspect. A single garage can be found in a nearby block, lending itself to practical storage use.

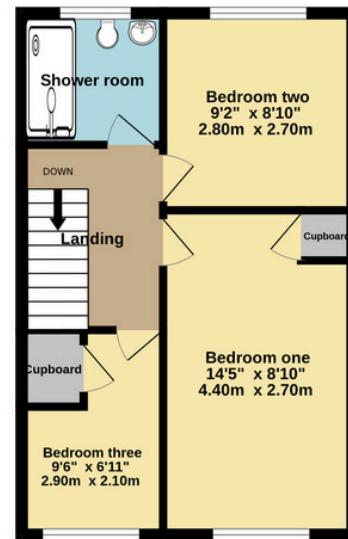
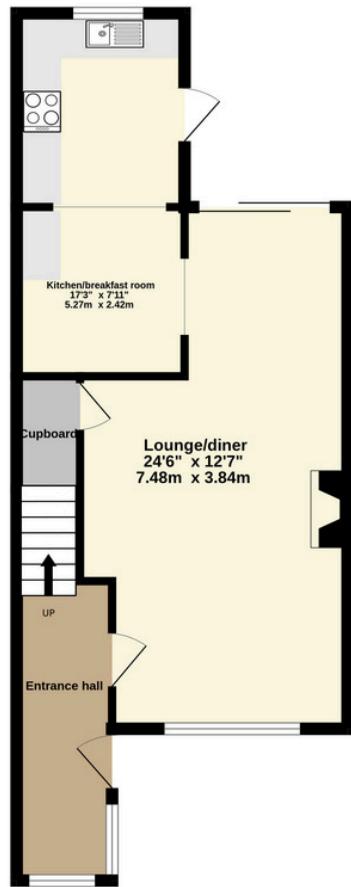
As excellent first time purchase or upsize move, an early viewing comes highly recommended.





Ground Floor
482 sq.ft. (44.8 sq.m.) approx.

1st Floor
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements, descriptions, 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)

11 Lilac Court Keynsham BRISTOL BS31 2RR	Energy rating	Valid until:
	C	16 February 2036

Certificate number: 4836-7122-2500-0673-9296

Property type: End-terrace house

Total floor area: 80 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 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

