



G R E G O R Y S
— E S T A T E A G E N T S —

1 Willow Walk
Bristol, BS31 2TR

£299,950



No onward chain. Presented to an exemplary standard and benefitting a complete overhaul, including a change of layout, is this stunning, bookend bungalow. Externally, wrap around, landscaped gardens provide beautiful rear and side gardens to enjoy. Internally the spacious accommodation comprises an entrance hallway, an impressively proportioned lounge overlooking the front aspect and a recently fitted kitchen / diner with 'French' doors providing direct access onto the garden. The principle bedroom is a large double and overlooks the rear garden, whilst bedroom two is a large single bedroom. The bathroom comprises a newly fitted white suite. A single garage in the nearby block benefits. A truly impressive bungalow, one worthy of an early internal inspection.

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ACCOMMODATION

ENTRANCE HALLWAY

A Wooden entrance door with obscured double glazed inserts to the front aspect, doors to living room and bedroom two, tiled flooring, radiator

BEDROOM TWO 11' 11" x 7' 0" (3.64m x 2.13m)

Two wooden framed double glazed windows to the side aspect, (one full height) radiator, dado rail

LIVING ROOM 16' 4" x 12' 2" (4.97m x 3.70m)

Wooden double glazed window to the front aspect, radiator, a focal chimney breast with recess, fitted low level bespoke wooden storage to larger alcove, engineered solid wooden flooring laid to Herringbone design

INTERNAL HALLWAY

Doors leading to principle bedroom, bathroom and kitchen/breakfast room, continuation of engineered wooden flooring laid to Herringbone design, storage cupboard housing gas and electricity meters and fuse board

BATHROOM 6' 9" x 6' 3" (2.05m x 1.90m)

(Measurement taken at longest point) A contemporary three piece white suite comprising paneled bath with electric shower over and glass splash screen, a low level traditional style w.c, a vanity unit with ceramic wash hand basin and chrome mixer taps, a stainless steel ladder effect towel radiator, wood framed obscured double glazed window to the side aspect, tiled flooring, loft hatch

BEDROOM ONE 15' 9" x 8' 11" (4.80m x 2.73m)

A wooden double glazed window to the rear aspect, radiator

KITCHEN/ BREAKFAST ROOM 9' 4" x 9' 11" (2.85m x 3.01m)

Wooden framed double glazed French style doors to the rear, a modern shaker style kitchen comprising matching wall and base units with Quartz worktops over, a stainless steel sink with chrome mixer tap over, moulded drainer to side, a fitted electric oven with four ring gas hob and extractor fan above, integrated full height fridge/freezer, integrated slimline dishwasher, splash back metro style tiles, tiled flooring, radiator, space for dining table and chairs

REAR GARDEN

A sizeable enclosed rear garden, mainly laid to lawn, area of patio laid to paving, a raised wooden decked, raised planting borders of plants and shrubs with timber edging, an attractive wildflower garden, outside tap, gated access to the front, enclosed by feather edge fence, area laid to hard standing, border of bark chippings

FRONT GARDEN

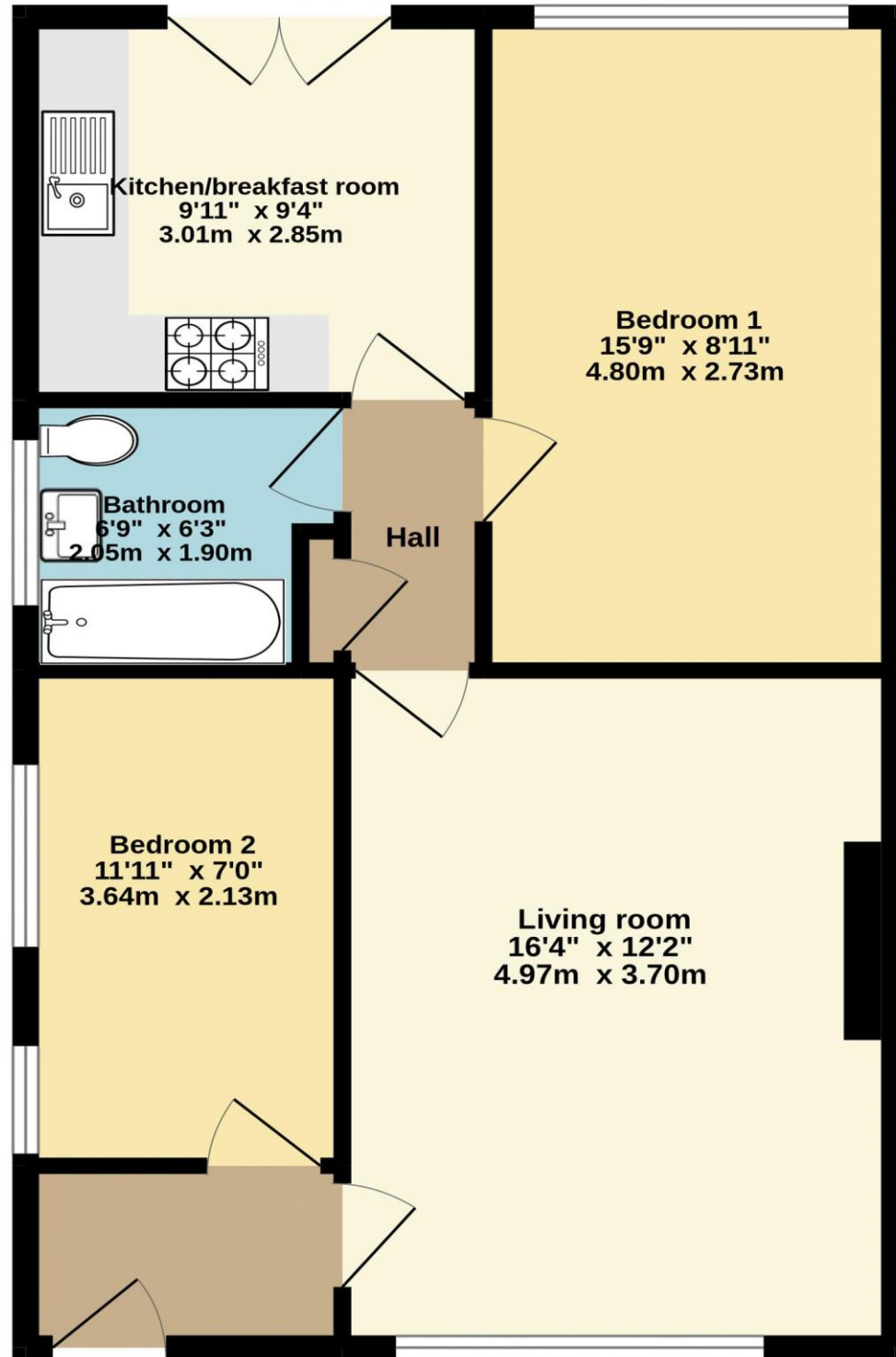
Laid to lawn with pathway leading to the property

GARAGE

A single garage nearby with an 'up and over door' located at the end of its row



Ground Floor
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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)

1 Willow Walk
Keynsham
BRISTOL
BS31 2TR

Energy rating

C

Valid until: 25 June 2033

Certificate number: 2864-3027-4206-4087-9204

Property type

Mid-terrace bungalow

Total floor area

58 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 current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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