



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

54 St. Ladoc Road  
Bristol, BS31 2EQ

**£425,000**



Positioned within this popular part of Keynsham, only a shot walk from Keynsham high street and train station can be found this well presented, semi detached property. Externally this spacious family home benefits a sunny westerly rear garden and a driveway providing off street parking to the front aspect. Internally the accommodation is well balanced with generous room proportions over both floors. Entrance is via the welcoming hallway with the lounge overlooking the front aspect and the dining room with 'French' doors leading to the rear garden. The fitted kitchen is separate to the dining room and in turn leads to the rear lobby and downstairs cloakroom. To the first floor can be found three double bedrooms and a bathroom. A lovely property worthy of an early internal viewing.

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## ACCOMMODATION

### ENTRANCE HALLWAY 10' 11" x 6' 7" (3.32m x 2.00m)

Composite entrance door with obscure double glazed insert with further double glazed window to the front aspect, tiled flooring, stairs leading to the first floor with under stairs storage cupboard, doorways to the lounge and dining room

### LOUNGE 15' 5" x 9' 11" (4.71m x 3.03m)

Double glazed windows to the front and side aspects, radiator, coved ceiling, chimney breast and fireplace with stone hearth, stripped and varnished wooden floorboards, archway leading to the dining room

### DINING ROOM 15' 5" x 12' 0" (4.71m x 3.66m)

Double glazed 'French' doors to the rear aspect, contemporary vertical radiator, stripped and varnished wooden floorboards, chimney breast and recess with granite hearth and wooden surround, doorway to the kitchen

### KITCHEN 10' 10" x 9' 3" (3.30m x 2.82m)

Matching and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, space and plumbing for a cooker, fridge/freezer, washing machine and slimline dishwasher, laminate flooring, double glazed window to the rear aspect, door way to the rear lobby

### REAR LOBBY

Double glazed window to the rear aspect, tiled flooring, space and plumbing for a tumble dryer, Upvc double glazed door leading to the rear garden, sliding door to the cloakroom

### CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin set in vanity unit with storage under, tiled flooring, spot lighting, obscure double glazed window to the rear aspect

### FIRST FLOOR LANDING

Stairs leading from the ground floor, airing cupboard housing a 'Worcester' gas combination boiler, further storage cupboard, loft hatch (accessed via a fitted ladder), doors to rooms

### BEDROOM ONE 15' 5" x 9' 11" (4.70m x 3.02m)

Double glazed window to the front aspect, radiator, picture rail

### BEDROOM TWO 12' 0" x 7' 3" (3.66m x 2.20m)

Double glazed window to the side aspect, radiator

### BEDROOM THREE 10' 10" x 9' 4" (3.30m x 2.85m)

Double glazed window to the rear aspect, radiator, picture rail

### BATHROOM 7' 10" x 7' 3" (2.40m x 2.21m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with central shower mixer taps over, tiled splash backs, vinyl flooring, chrome heated towel radiator, obscure double glazed window to the rear aspect

### FRONT ASPECT

A driveway laid to stone shingle and providing off street parking for two vehicles, side pedestrian access gate leading to the rear garden, enclosed by boundary hedgerow and fencing

### REAR ASPECT

Enjoying a sunny Westerly orientation. Mainly laid to lawn with areas of patio laid to paving and slate shingle, wooden storage shed, a home office, side pedestrian access gate leading to the front aspect, enclosed by boundary fencing

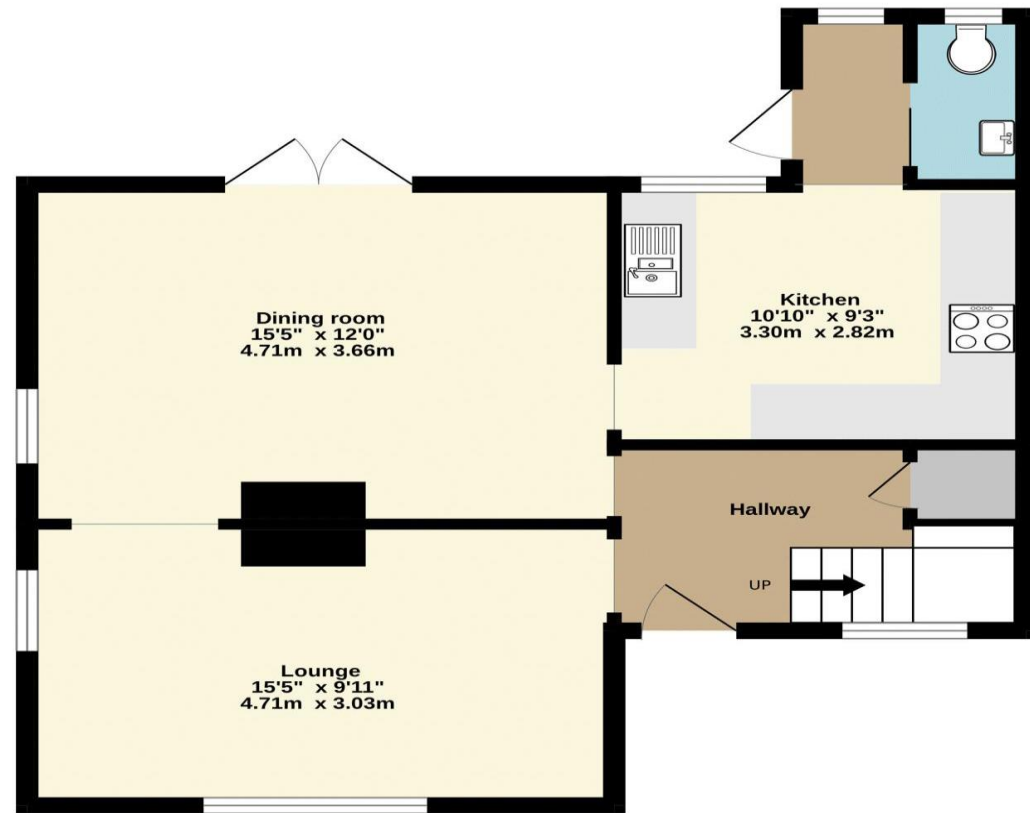
### HOME OFFICE

Of wooden construction with double glazed access door and two double glazed windows overlooking the garden. Power, light and internet supply

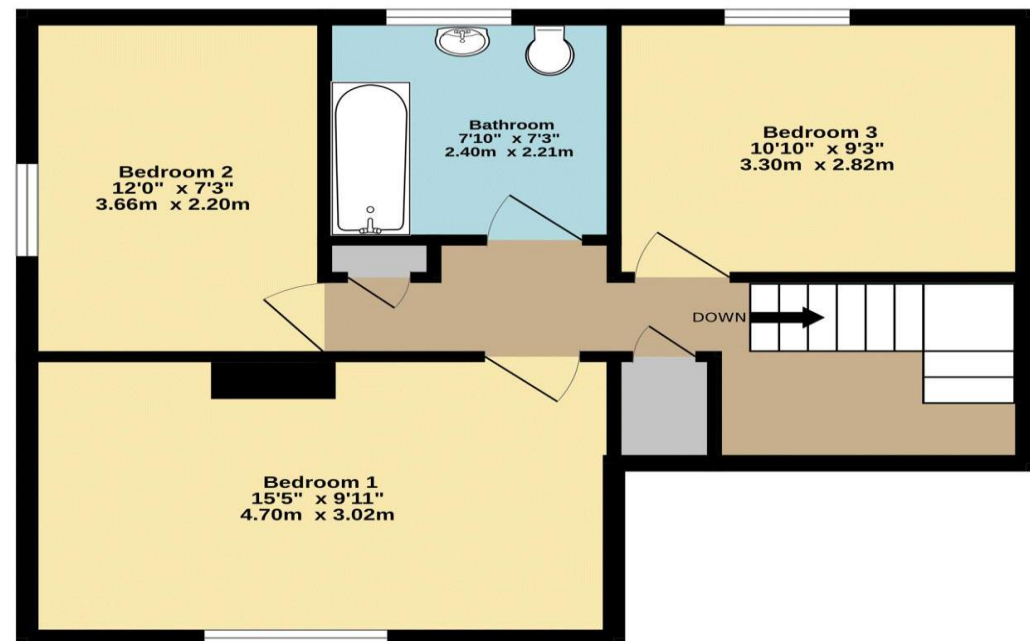




Ground Floor  
543 sq.ft. (50.5 sq.m.) approx.



1st Floor  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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)

54 St. Ladoc Road Keynsham BRISTOL BS31 2EQ	Energy rating <b>D</b>	Valid until: <b>8 June 2033</b>
Certificate number: 3700-8517-0222-1203-3673		

Property type	Semi-detached house
Total floor area	102 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 D. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		