



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

21 Lays Drive  
Bristol, BS31 2LB

**£315,000**



Nestled within a quiet cul-de-sac and a pedestrian only frontage can be found this very well presented, terraced home. Offered to the market in an immaculate condition, this three bedroom home offers spacious accommodation over two floors. Externally a landscaped rear garden and single garage benefits. A pedestrian only frontage provides access to the property, whereby a welcoming entrance hallway greets. The lounge is bathed in natural light via the 'Picture' window to the front aspect and in turn leads through to the dining area, again light and airy with direct access onto the garden and a large opening to the kitchen. The kitchen comprises contemporary fitted units with free standing white goods included in the sale. To the first floor three bedrooms (the two largest with fitted storage cupboards) and a shower room can be found. The property is gas central heated via a combination boiler and is double glazed throughout. A wonderful family home, one worthy of an early internal viewing.



## ACCOMMODATION

### ENTRANCE HALLWAY

Upvc entrance door with matching side panel window to the front aspect, stairs leading to the first floor, radiator, tiled flooring, door to the lounge

### LOUNGE 14' 6" x 13' 3" (4.41m x 4.04m)

Double glazed picture window to the front aspect, radiator, feature real flame effect gas fire and surround, under stairs storage cupboard, tiled flooring, door to the dining room

### DINING ROOM 9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed window to the rear aspect, radiator, tiled flooring, Upvc door to the rear garden, opening to the kitchen

### KITCHEN 9' 0" x 8' 3" (2.74m x 2.51m)

A large selection of built in wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer taps over, tiled splash backs, integrated 'Neff' oven and gas hob with extractor hood over, free standing white goods included in the sale as follows - washing machine, dishwasher and fridge / freezer, tiled flooring, double glazed window to the rear aspect

### FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, airing cupboard (housing a 'Worcester' gas combination boiler, shelving and a radiator), doors to rooms

### BEDROOM ONE 12' 6" x 10' 4" (3.82m x 3.14m)

Double glazed window to the front aspect, radiator, built in storage cupboard, a large number of built in bedroom furniture including wardrobes and drawers

### BEDROOM TWO 9' 11" x 9' 9" (3.01m x 2.96m)

Double glazed window to the rear aspect with views of the surrounding area, radiator, built in wardrobe

### BEDROOM THREE 8' 6" x 6' 10" (2.59m x 2.09m)

Double glazed window to the front aspect, radiator

### SHOWER ROOM 8' 4" x 5' 9" (2.54m x 1.76m)

A three piece white suite comprising a large walk in shower enclosure, close coupled wc and wash hand basin set in a vanity unit with storage under and matching wall units, obscure double glazed window to the rear aspect, extractor fan, heated towel radiator, vinyl flooring

### FRONT ASPECT



A pedestrian access only front aspect, lawned with entrance path to property

### REAR ASPECT

A patio area laid to paving with an area of lawn, borders of slate shingle. Rear pedestrian access gate leading to the garage, enclosed via boundary fencing

### GARAGE

A single garage with up and over door providing vehicle access, glazed window to the garden







# Energy Performance Certificate

21, Lays Drive, Keynsham, BRISTOL, BS31 2LB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 17 March 2020  
**Date of certificate:** 18 March 2020  
**Reference number:** 8410-7727-6810-4983-4296  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 92 m<sup>2</sup>

**Use this document to:**

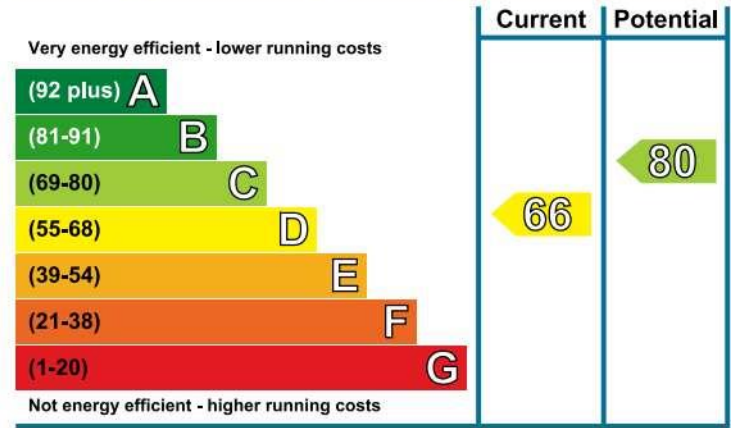
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,403</b>
<b>Over 3 years you could save</b>	<b>£ 276</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 210 over 3 years	
Heating	£ 1,806 over 3 years	£ 1,707 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,403</b>	<b>£ 2,127</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

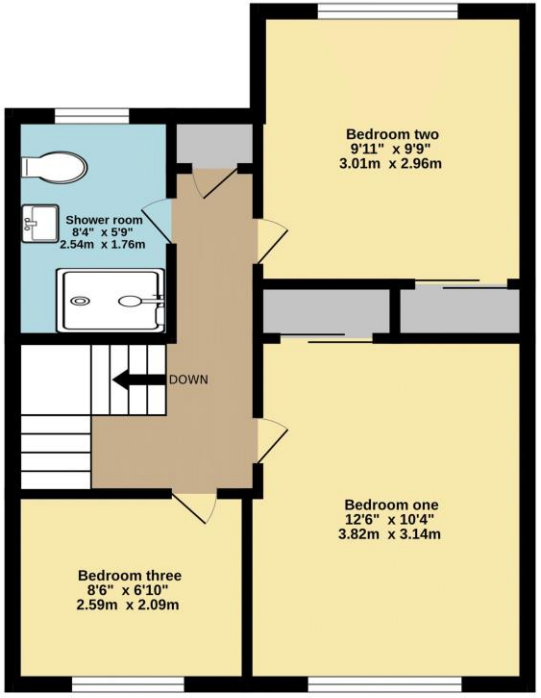
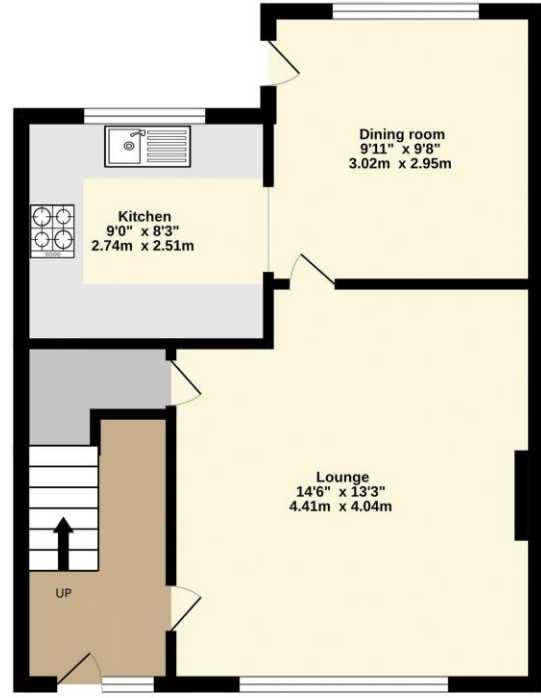
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 108
2 Low energy lighting for all fixed outlets	£15	£ 69
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor  
422 sq.ft. (39.2 sq.m.) approx.

1st Floor  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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