



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

125 Augustus Avenue  
Bristol, BS31 2FH

**£400,000**



Offered for sale with no onward chain is this attractive semi detached property. Positioned within a spacious plot, this three bedroom home benefits a larger than average rear garden, a single garage to the side of the property and a driveway providing off street parking. Internally the property comprises an entrance hallway, lounge, cloakroom and full width kitchen / diner overlooking the rear garden. To the first floor can be found three bedrooms, an en-suite shower room to the main bedroom and the family bathroom. Located in the ever popular Somerdale development, only a short stroll from Keynsham Train Station and High Street.

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## Energy performance certificate (EPC)

125, Augustus Avenue Keynsham BRISTOL BS31 2FH	Energy rating <b>B</b>	Valid until: <b>7 September 2026</b> Certificate number: 0188-3011-7381-4776-1964
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Property type: Semi-detached 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

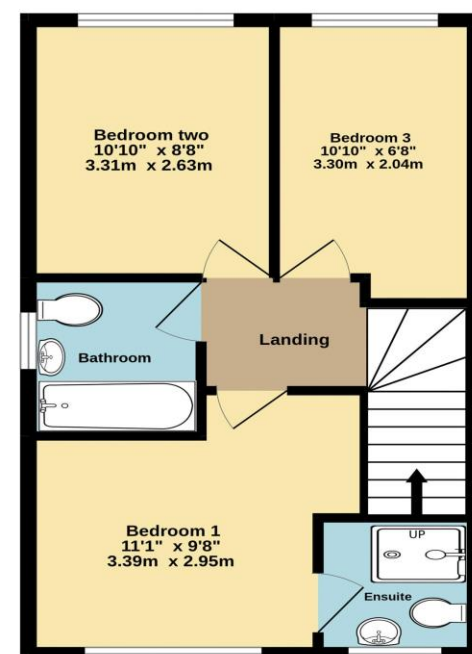
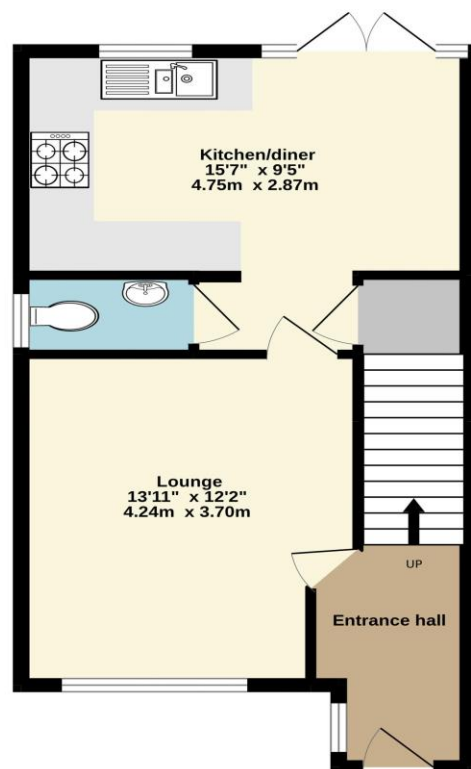
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
438 sq.ft. (40.7 sq.m.) approx.

1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA - 861 sq.ft. (80.0 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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