

11 CHARLTON PARK
KEYNSHAM
BRISTOL
BS31 2NB
£435,000



GREGORYS
ESTATE AGENTS

A beautifully presented, bay fronted family home offered for sale in excellent decorative order. This semi-detached home has been lovingly cared for and upgraded in recent years. The list of upgrades is extensive, not only is the property cosmetically improved, but fundamental items including the roof, windows, heating and wiring have all been the attention of improvement.



Situated in a popular road in Keynsham, Charlton Park is the home of the well regarded St Johns Primary School, whilst Keynsham's high street and train station can be found only a short walk away. Occupying a pleasant plot, the property benefits a driveway to the front aspect, providing valuable off street parking, whilst to the rear of the property, a landscaped garden is there to be enjoyed. Double gates to the rear , do provide the option of further vehicle parking if required.

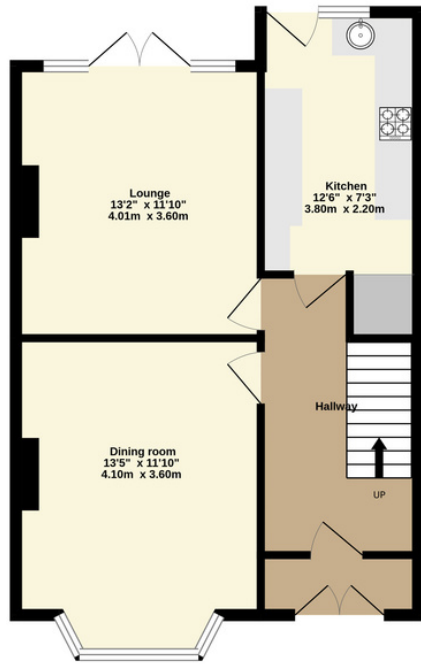
Internally this attractive home briefly comprises an entrance lobby and hallway. Two formal reception rooms can be found, with the current owners using the bay fronted room as the dining room and a separate lounge with 'French' doors leading to the rear garden. The kitchen offers further access to the rear garden and includes a vast amount of work surfaces and storage cupboards. To the first floor can be found three bedrooms, all of generous proportions and a bathroom. The current owners have converted the bathroom into a luxury shower room, although the space is apparent, should a buyer wish to replicate the original bathroom.



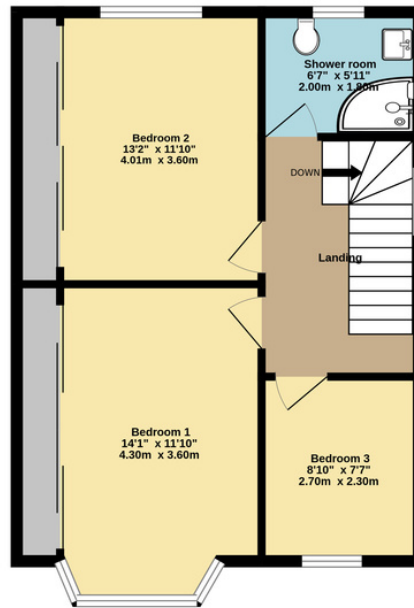
In summary, a wonderful family home in good condition, that is perfectly positioned to enjoy the benefits of Keynsham.



Ground Floor
542 sq.ft. (50.4 sq.m.) approx.



1st Floor
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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)

11, Charlton Park Keynsham BRISTOL BS31 2NB	Energy rating D	Valid until: 23 October 2024 <hr/> Certificate number: 8293-6342-7929-3927-5043
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Property type	Semi-detached house
Total floor area	97 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 C.

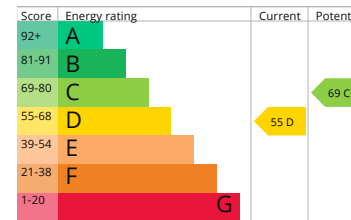
[See how to improve this property's energy efficiency.](#)

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



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