

5 KELSTON ROAD
KEYNSHAM
BRISTOL
BS31 2JH
£565,000



GREGORYS
ESTATE AGENTS

A fine family home exuding character set within a fantastic position in Keynsham. Built upon traditional values within the early 1900's, this handsome semi-detached property sits just a short stroll from the highly regarded St John's primary school and benefits good access to the amenities of the high street.

Providing a wealth of space for family living, this characterful home boasts a generous arrangement of rooms over ground and first floor levels, to include an en-suite loft room occupying the second floor. A recent addition and valuable benefit, has been the installation of the solar panels, providing a financial benefit through the reduction of the monthly bills.

The ground floor provides four independent reception rooms, in addition to the kitchen, w.c and converted garage/utility, with a particular mention to the enviable pantry which is sure to appeal to any enthusiastic cook! Throughout each room both at this level and above, there are many charming finds to include picture rails and original fitted cupboards, with wonderful ceiling heights that add an immediate sense of grandeur. The sizeable bay fronted lounge is sure to be of particular appeal, in our opinion offering itself as the heart of the home.

An attractive curved staircase leads to the first floor landing which is beautifully lit via dual aspect windows, offering attractive views toward the outside. Three bedrooms, all of which offer double bed proportions, in addition to a four piece family bathroom suite reside upon this floor. Further characterful finds add a welcome charm to this floor which in keeping with downstairs, retains the charm of it's era. A further staircase leads to the second floor loft room which presents excellent proportions and even benefit it's own private en-suite shower room.

Outside, this home is complimented by a sizeable, established rear garden, ideal for family play and enjoyment. An attractive garden to the front adds a further burst of appeal to the property, with an all important private driveway to the side. Offered to the market with the vendors suited, we look forward to inviting you through the pink door to this home which is sure to alight the senses of any discerning buyer!

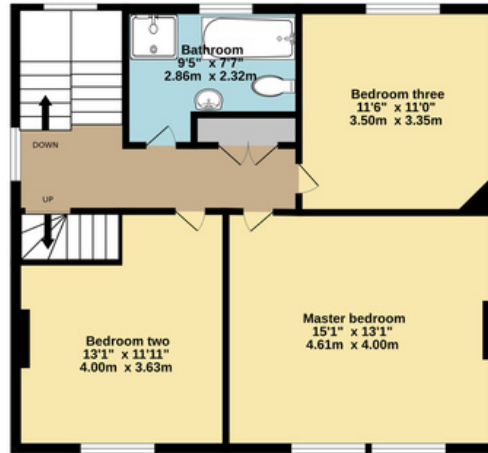




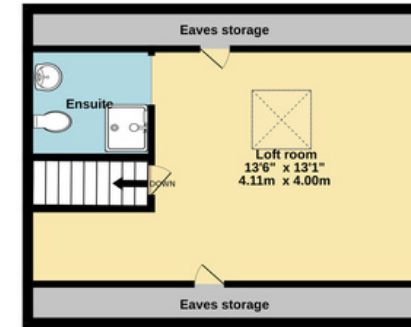
Ground Floor
1081 sq.ft. (100.4 sq.m.) approx.



1st Floor
652 sq.ft. (60.5 sq.m.) approx.



2nd Floor
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.6 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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Energy performance certificate (EPC)

5, Kelston Road Keynsham BRISTOL, BS32 2JH	Energy rating	Valid until:	2 March 2030
	E	Certificate number:	0860-2897-7572-2400-2631

Property type: Semi-detached house
Total floor area: 162 square metres

Rules on letting this property

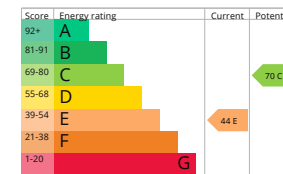
Properties can be let if they have an energy rating from A to E.

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 energy rating is E. 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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