



24 MAXIMUS GARDENS
KEYNSHAM
BRISTOL
BS31 2GX
£450,000



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A truly outstanding three bedroom property, offering generous accommodation over two floors. The current owners have added their own stamp on this modern build, with an impressive array of improvements made during their tenure.

To the outside, a driveway can be found immediately adjacent to the property and offers off street parking for two vehicles comfortably. A single garage benefits personal access from the garden and offers more parking or valuable storage. The rear garden enjoys a sunny southerly aspect had has been landscaped to include and large expanse of composite decking, perfect for any buyer to sit and enjoy.

Internally the central hallway is the perfect entrance, spacious in nature and practical with a fitted storage cupboard. The lounge spans the full width of the property with dual aspect windows to the front aspect. The kitchen / diner can be found to the rear of the property, bathed in natural light from the dual aspect windows with views and direct access to the lovely rear garden. A handy cloakroom, accessed form the hallway completes the ground floor. To the first floor a gallery landing leads to all rooms. Two of the three bedrooms can be found to the front aspect, with the principle bedroom found to the rear of the property. This bedroom benefits fitted wardrobes, dual aspect windows, air conditioning and an en-suite. Both the main bathroom and the en-suite comprise modern white suites.

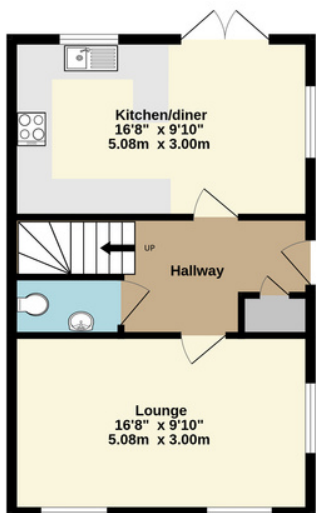
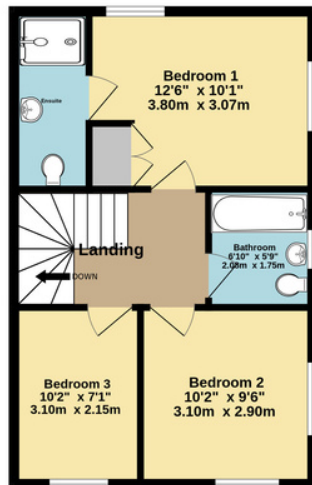
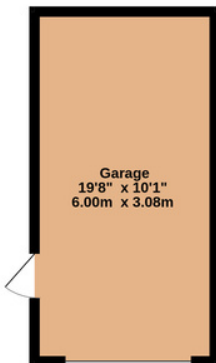
The property is presented to an exemplary standard with standout features including, wood flooring, fitted window shutters and air conditioning to the main bedroom. An internal viewing is highly recommended to appreciate all this family home has to offer.





Ground Floor
648 sq.ft. (60.2 sq.m.) approx.

1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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)

24, Maximus Gardens
Keynsham
BRISTOL
BS31 2GX

Energy rating

B

Valid until: 16 July 2030

Certificate number: 8500-4936-4532-4697-9303

Property type: End-terrace house
Total floor area: 85 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 B. It has the potential to be A.

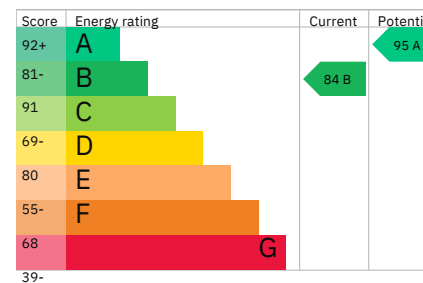
[See how to improve this property's energy efficiency.](#)

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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