

20 BERKELEY GARDENS
KEYNSHAM
BRISTOL
BS31 2PN

£335,000



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A SPACIOUS, THREE BEDROOM HOME, BENEFITTING AN EXTENDED GROUND FLOOR AREA. BOASTING TWO SEPARATE RECEPTION ROOMS, IN ADDITION TO THE FULL WIDTH KITCHEN / DINER,

this lovely terraced home offers excellent living space. Both reception rooms are generous in proportion and offer two distinct areas for buyers to enjoy. The fitted kitchen and dining room overlook the quiet, pedestrian only frontage, with the kitchen comprises a large selection of fitted units. In addition a utility room provides space for further white goods and in turn leads to the downstairs shower room. To the first floor can be found three bedrooms, again impressive in size. The second bathroom can be found to this floor and comprises a three piece white suite.

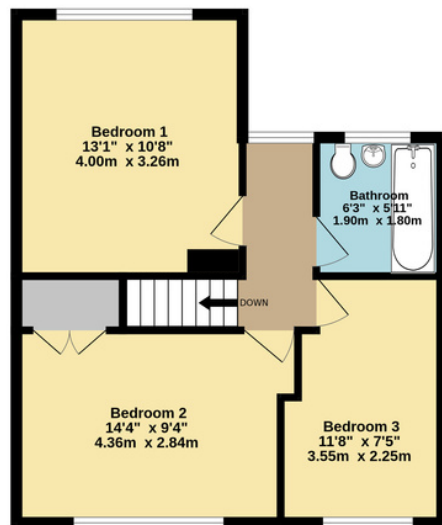
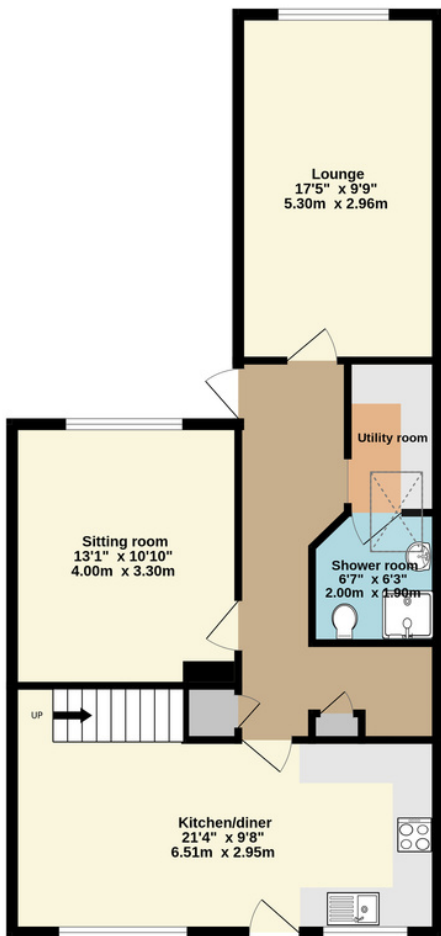
Externally the property benefits a south facing, easy maintenance rear garden, with pedestrian access leading to the driveway and off street parking. Internally the property further benefits large, double glazed windows, bathing the property in natural light and is gas central heated. Positioned within a quiet cul-de-sac in Keynsham with vehicle access to the rear and pedestrian access only to the front.





750 sq.ft. (69.7 sq.m.) approx.

481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.4 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.

Energy performance certificate (EPC)

20 Berkeley Gardens
Keynsham
BRISTOL
BS31 2PN

Energy rating

D

Valid until: 5 February 2034

Certificate number: 2434-4522-0300-0805-4206

Property type	Mid-terrace house
Total floor area	114 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 D. It has the potential to be B.

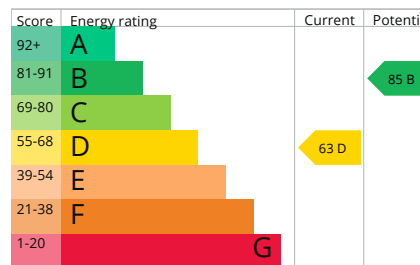
[See how to improve this property's energy efficiency.](#)

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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