



23 BERKELEY GDNS
KEYNSHAM
BRISTOL
BS31 2PN
£300,000



G R E G O R Y S
Estate Agents

Presented to an excellent decorative standard and boasting generous room proportions can be found this delightful, terraced property. Positioned within a quiet cul-de-sac, benefitting pedestrian only frontage and vehicle access to the rear, where the single garage can be found.

Internally, this three bedroom home has been enhanced, none more so than with the inclusion of a cloakroom and utility room - practical rooms any family craves. Entrance is via an entrance porch from the front aspect, which leads to the full width kitchen / diner. Bathed in natural light from the sunny, southerly aspect and with sliding patio doors leading to the garden. A rear hallway provides access to the cloakroom, utility room and separate lounge, complete with 'French' doors leading to the rear garden.

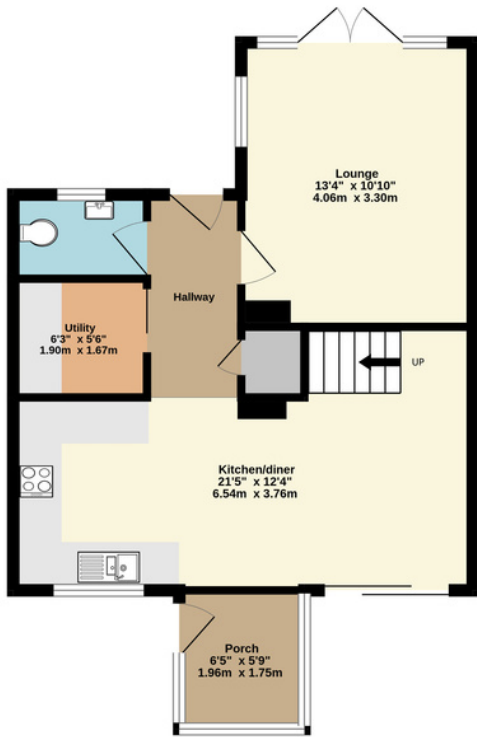
To the first floor can be found three bedrooms, all of generous proportions, with both bedroom two and three benefitting fitted storage cupboards, while the principle bedroom can be found to the rear of the property, with far reaching views of the surrounding area. Completing the accommodation is the bathroom, consisting of a white, three piece suite.

A truly wonderful home, perfect for any first time buyer or family looking to upsize.

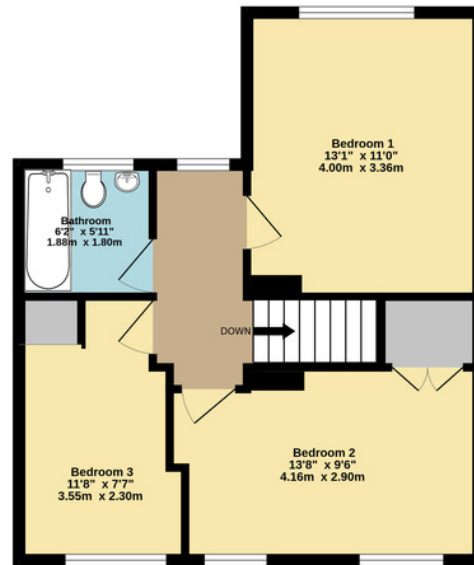




Ground Floor
510 sq.ft. (47.4 sq.m.) approx.



1st Floor
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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)

23 Berkeley Gardens
Keynsham
BRISTOL
BS31 2PN

Energy rating

Valid until: 6 March 2034

C

Certificate number: 0350-2013-8370-2704-0545

Property type

Mid-terrace house

Total floor area

95 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 C. It has the potential to be B.

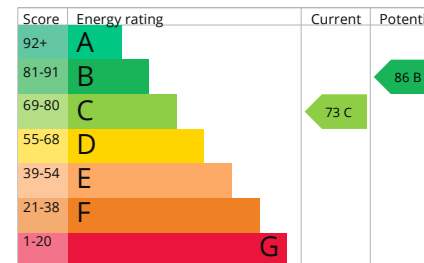
[See how to improve this property's energy efficiency.](#)

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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