



36B GASTON AVE  
KEYNSHAM  
BRISTOL  
BS31 1LR  
£335,000



G.P.A. GORYS

**A unique, one off build, set back from Gaston Avenue and enjoying a private, level plot. A driveway provides off street parking and provides access from the road to the property, which offers a quiet, secluded position. Centrally located, only a short stroll to Keynsham high street, memorial park and the train station, this detached residence is perfectly positioned to enjoy the benefits, this bustling town has to offer.**

Internally the property is in need of cosmetic upgrades, however the potential within this vast property, measuring in excess of 105 square meters of accommodation, is apparent. All of the accommodation overlooks the south facing rear garden, private in nature and offering a semi-rural feel. This, in addition to the extensive driveway to the front aspect, makes for a perfect first time purchase or family home.

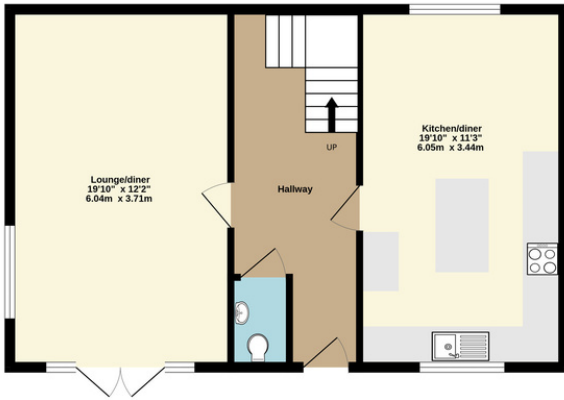
Internally the property comprises an entrance hallway, downstairs cloakroom, an impressive kitchen/diner measuring almost 20ft in length. To the opposing side of the hallway can be found the lounge, again, measuring 20ft in length and providing 'French' doors to the rear garden. To the first floor, a spacious landing provides access to two, large bedrooms and the shower room. The property is double glazed and gas central heated via a combination boiler.

Although cosmetically this detached home needs attention, this one off build is a truly exciting prospect, and provides huge potential for any buyer.

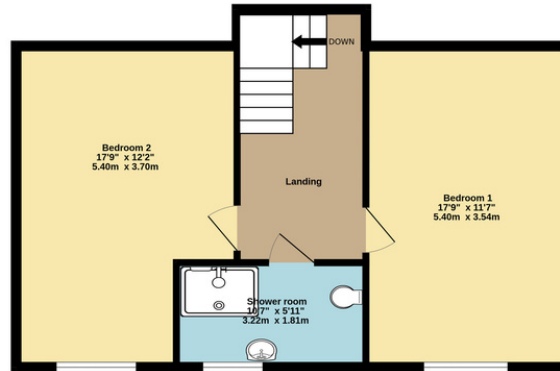




Ground Floor  
608 sq.ft. (56.5 sq.m.) approx.



1st Floor  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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)

36b Gaston Avenue  
Keynsham  
BRISTOL  
BS31 1LR

Energy rating  
**C**

Valid until: 19 December 2033  
Certificate number: 2002-3933-7202-3017-3200

Property type: Detached house  
Total floor area: 106 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).  
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#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

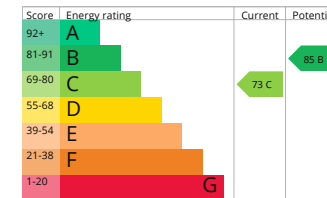
[See how to improve this property's energy efficiency.](#)

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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