

2 BROADLANDS AVE
KEYNSHAM
BRISTOL
BS31 3DU
£430,000



GREGORYS
ESTATE AGENTS

THIS STYLISH THREE BEDROOM SEMI-DETACHED HOME SITS PROUDLY WITHIN A RARE CUL-DE-SAC POSITION NEAR KEYNSHAM HIGH ST & TRAIN STATION.

Having undertaken extensive renovation works, this chic family home boasts an impeccable finish throughout and is sure to impress with the quality on offer. The remodelled ground floor arrangement flows incredibly well, with a welcoming entrance leading through to a full length Lounge/Diner that lends itself to modern family living with its open nature.

An open doorway leads through to a contemporary fitted kitchen benefiting from a full array of integrated goods. Not all style without substance though, a practical utility room/WC complete our downstairs arrangement, a must for family living. Upstairs, this premium home offers a contemporary three piece bathroom, two god sized double bedrooms, and an additional single bedroom with views towards Kelston Round Hill.

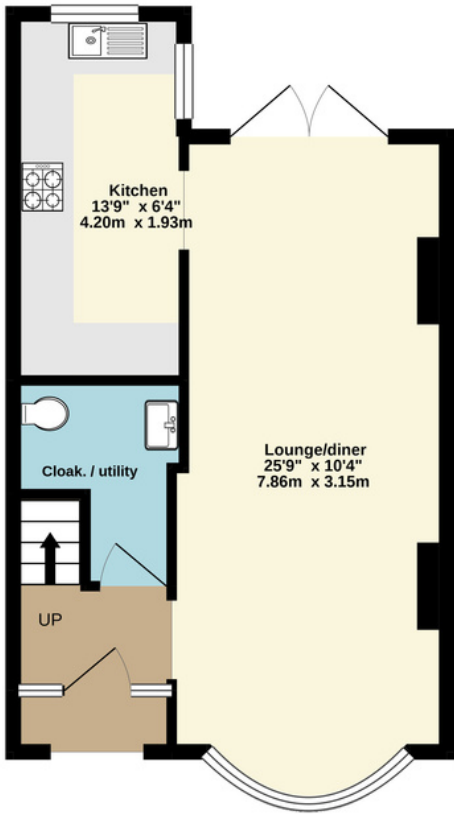
Externally this home continues to impress with a generous south facing rear garden complete with summer house & decking area, providing a perfect space for entertaining, whilst the front aspect benefits from driveway parking for multiple vehicles.

A rare addition to the market, and one that is sure to turn heads of many. An early viewing of comes highly recommended.

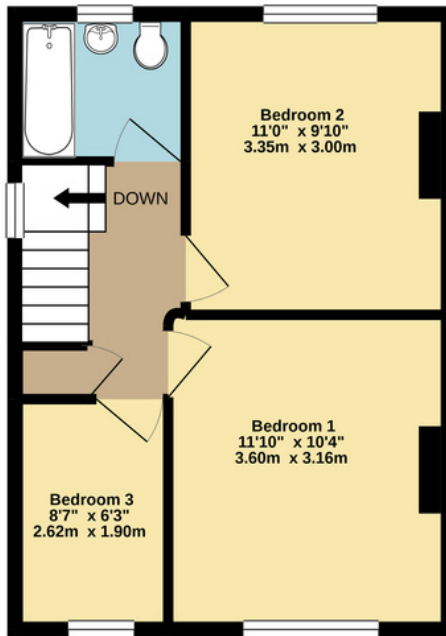




Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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)

2 BROADLANDS AVENUE
KEYNSHAM
BRISTOL
BS31 2DU

Energy rating

E

Valid until: 10 June 2031

Certificate number: 0380-2420-8060-2099-5761

Property type: Semi-detached house

Total floor area: 75 square metres

Rules on letting this property

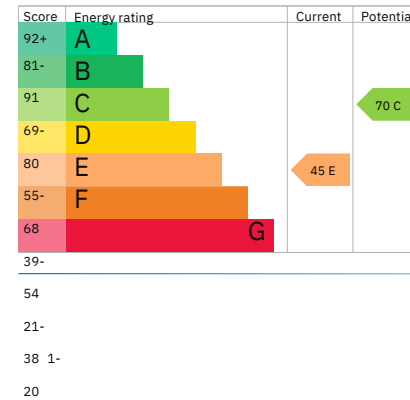
Properties can be let if they have an energy rating from A to E.

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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