



80 CORONATION AVE
KEYNSHAM
BRISTOL
BS31 2QE
£295,000



GREGORY'S
ESTATE AGENTS

Set within a quiet position, with on street parking readily available, is this, three bedroom terraced home. Benefitting a lovely, sunny, westerly rear garden, this three bedroom home is the perfect first time purchase or family home.



An entrance porch and hallway provides a lovely entrance to the home, a full length lounge / diner provides an aspect to the front and 'French' doors to the rear garden. A separate kitchen, comprises a large selection of fitted units and also provides a view and access to the garden. Completing the ground floor accommodation is a study, perfect for those looking to work from home. To the first floor can be found three bedrooms, all of which provide generous proportions, a bathroom with separate cloakroom. The property is double glazed and heated via gas central heating system and combination boiler.

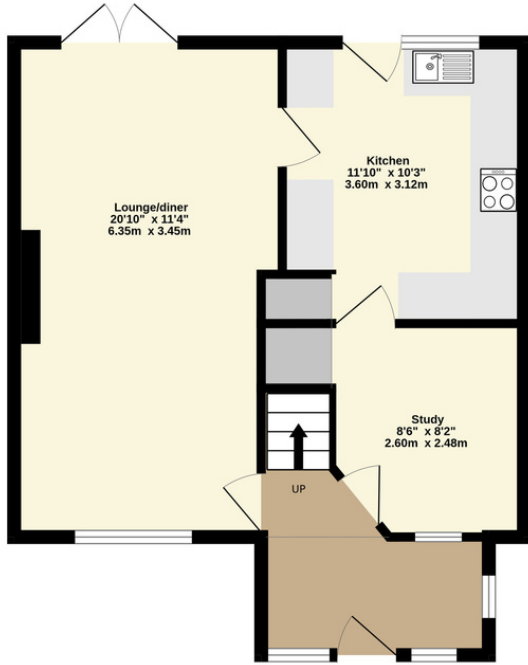


Gardens can be enjoyed to both the front and rear aspect, with the rear garden in particular, offering a sunny private area to enjoy.

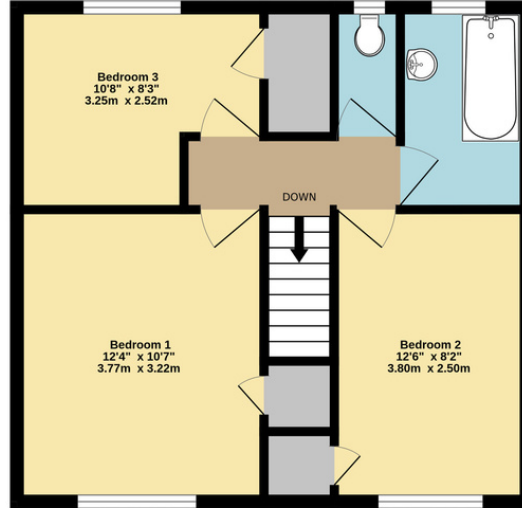
A wonderful family home, worthy of an early internal inspection.



Ground Floor
497 sq.ft. (46.2 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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.
Made with Metropix ©2024

Energy performance certificate (EPC)

80 Coronation Avenue
Keynsham
BRISTOL
BS31 2QE

Energy rating

D

Valid until: 14 January 2034

Certificate number: 0300-2705-0390-2894-5315

Property type

Mid-terrace house

Total floor area

91 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 C.

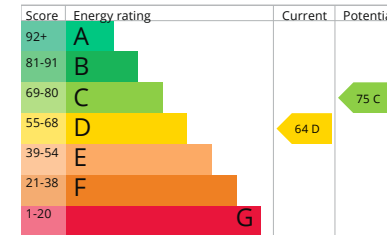
[See how to improve this property's energy efficiency.](#)

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



0117 986 6644

GREGORYS.CLICK



GREGORYS
ESTATE AGENTS

ENQUIRIES@GREGORYS.CLICK