

71 ROCK ROAD  
KEYNSHAM  
BRISTOL  
BS31 1BP  
£575,000



GREGORYS  
ESTATE AGENTS



**A substantial period home, providing spacious accommodation over three floors, whilst being conveniently located, only a short stroll to Keynsham High Street & Train Station.**

**This semi-detached property benefits five bedrooms, four of which are doubles with the fifth a good sized single. A stunning four piece bathroom suite and additional cloakroom can be found to the first floor. Appointed to the ground floor, a bay fronted sitting room, formal dining room, a lounge which opens to the modern fitted kitchen, which in turn leads to the conservatory. The conservatory has been enhanced with a replacement pitched and tiled roof.**

**Externally the property benefits an abundance of off street parking by way of the driveway to the front aspect and a driveway and single garage to the rear aspect. A brick built outbuilding to the rear garden is currently being used as a home office with internet connections. Both the outbuilding and garage are alarmed. Finally the rear garden is private in nature and enjoys a sunny southerly aspect. A truly lovely family.**

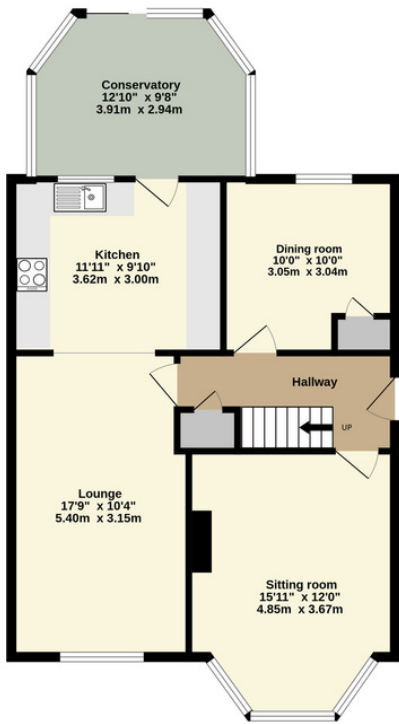




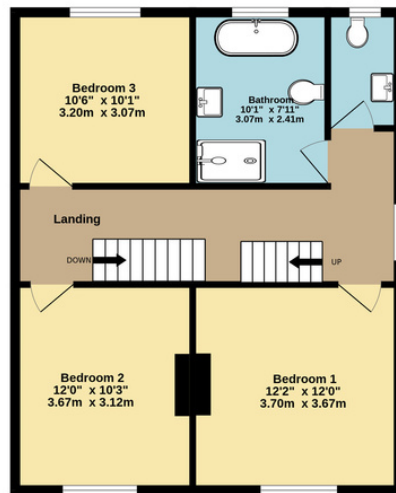




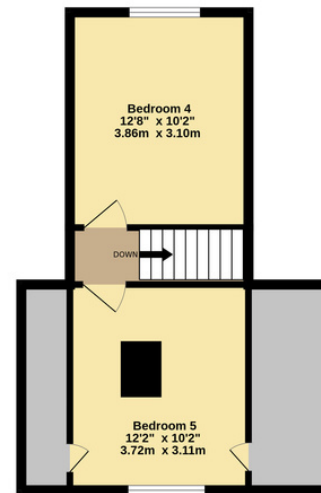
Ground Floor  
763 sq.ft. (70.9 sq.m.) approx.



1st Floor  
620 sq.ft. (57.6 sq.m.) approx.



2nd Floor  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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)

71 Rock Road Keynsham BRISTOL BS31 1BP	Energy rating <b>D</b>	Valid until: 21 January 2033
		Certificate number: 5537-1429-0200-0312-3222

Property type: Semi-detached house  
Total floor area: 145 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.

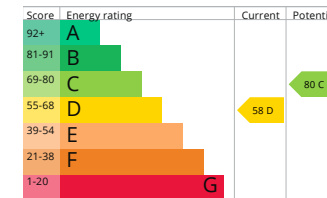
[See how to improve this property's energy efficiency.](#)

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



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