



**G R E G O R Y S**  
— E S T A T E A G E N T S —

50 Albert Road  
Bristol, BS31 1AD

**£375,000**



Offered for sale with no onward chain is this attractive, semi detached property. This family home has been extended over the years and now offers, deceptively spacious accommodation over two floors. An entrance hallway greets with access to a bay fronted lounge overlooking the front aspect, stairs to the first floor and a door to the kitchen. The kitchen again is of a good proportions, which in turn leads to a formal dining room. A conservatory then provides further living space which overlooks the rear garden. To the first floor two double bedrooms and a shower room can be found. Externally a driveway and garage provide off street parking with gardens to both the front and rear aspect. Positioned only a short walk to Keynsham High Street and Train Station.

**GREGORYS ESTATE AGENTS - KEYNSHAM**  
1 MARKET WALK , KEYNSHAM, BS31 1FS

**TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK**

**WWW.GREGORYSESTATEAGENT.CO.UK**



## ACCOMMODATION

### ENTRANCE HALLWAY

Entrance door, stairs leading to the first floor, doors to kitchen and lounge

### LIVING ROOM 22' 8" x 12' 10" (6.91m x 3.9m)

(Measurements taken to the maximum point) Double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, feature chimney, tiled hearth, under the stairs storage cupboard

### KITCHEN 12' 8" x 10' 0" (3.85m x 3.06m)

Tiled flooring, work tops, space for oven and dishwasher. taps with double sink, radiator, 'Worcester' boiler and double glazed window to the side aspect, door leading to dining room.

### DINING ROOM 11' 9" x 11' 8" (3.58m x 3.56m)

Radiator, double glazed window to rear aspect, door leading into the conservatory.

### CONSERVATORY 12' 1" x 11' 1" (3.68m x 3.39m)

Tiled floor, windows to dining room, and rear aspect, 'French' doors leading to rear aspect. Door into garage

### FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms

### BEDROOM ONE 13' 5" x 12' 8" (4.09m x 3.86m)

Double glazed window to the front aspect, radiator, chimney breast.

### BEDROOM TWO 12' 10" x 10' 4" (3.92m x 3.14m)

Window to rear aspect, radiator, storage cupboard.

### SHOWER ROOM 9' 9" x 5' 2" (2.97m x 1.57m)

Three piece suite comprising a low level wc, pedestal wash hand basin and shower enclosure, window to side aspect, heated towel rail, loft hatch, ceramic tiled walls.

### FRONT ASPECT

Driveway providing off street parking for a number of vehicles, access to garage, lawned area, enclosed by fence and boundary wall wall.

### REAR GARDEN

Paving leading to a large expanse of lawn, pathway of paving slabs, greenhouse. Enclosed by boundary fencing.

### GARAGE 23' 0" x 8' 4" (7m x 2.55m)

Window to rear aspect, storage cupboard, up and over door providing vehicle access from the driveway, door to the conservatory







## Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 50 Albert Road<br>Keynsham<br>BRISTOL<br>BS31 1AD | Energy rating<br><b>D</b> | Valid until: <b>24 October 2032</b><br>Certificate number: 2056-3921-4200-7592-4200 |
|---|---------------------------|---|

Property type: Semi-detached house

Total floor area: 92 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 efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76   C    |
| 55-68 | D             | 62   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Ground Floor  
897 sq.ft. (83.3 sq.m.) approx.

1st Floor  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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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