



8 HARLECH CLOSE
KEYNSHAM
BRISTOL
BS31 2PJ
£116,000 - 40% SHARE

SET WITHIN A QUIET CUL-DE-SAC, WITHIN EASY REACH OF KEYNSHAM HIGH STREET, RAILWAY STATION AND MEMORIAL PARK, THIS SIZEABLE TWO-BEDROOM TERRACED HOME OFFERS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, WITH A 40% SHARED OWNERSHIP SHARE AVAILABLE.

Positioned at the head of the cul-de-sac, the property makes a welcoming first impression, with an established front garden leading to the entrance. Once inside, a spacious hallway sets the tone, providing access to the ground floor accommodation.

To the front, the contemporary fitted kitchen benefits from an attractive bay window, allowing natural light to flood the space. Across the rear, the impressive lounge/diner spans the full width of the property, creating a sociable setting for everyday living and entertaining alike, with direct access onto the sunny south-facing garden. A handy cloakroom WC completes the ground floor.

Upstairs, there are two well-proportioned double bedrooms, both spanning the full width of the home, alongside a family bathroom fitted with a neutral three-piece suite.





Outside, the enclosed rear garden is a real highlight, enjoying a sunny south-facing aspect and a good degree of privacy. Mainly laid to lawn, with a paved patio ideal for summer BBQs and outdoor dining, the garden also benefits from gated rear access for added day-to-day convenience. Ample on-street parking is available within the cul-de-sac and surrounding streets.

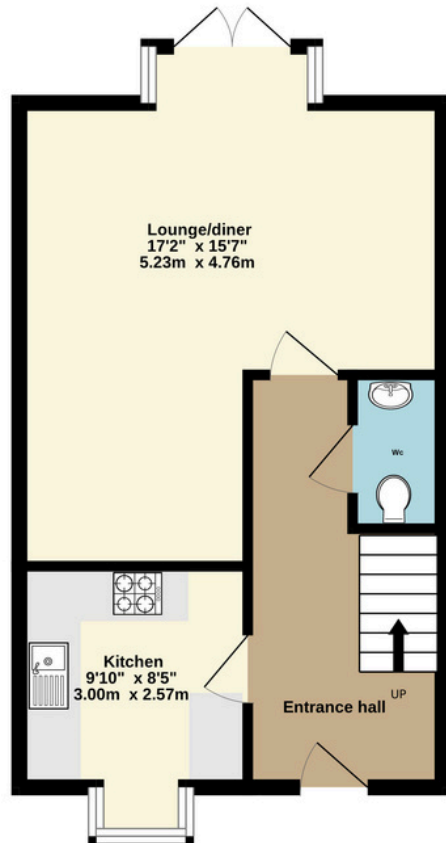
Combining well-balanced accommodation with a peaceful setting and easy access to Keynsham's everyday amenities, local schools and open green spaces, this is a fantastic opportunity to get onto the property ladder through Shared Ownership.



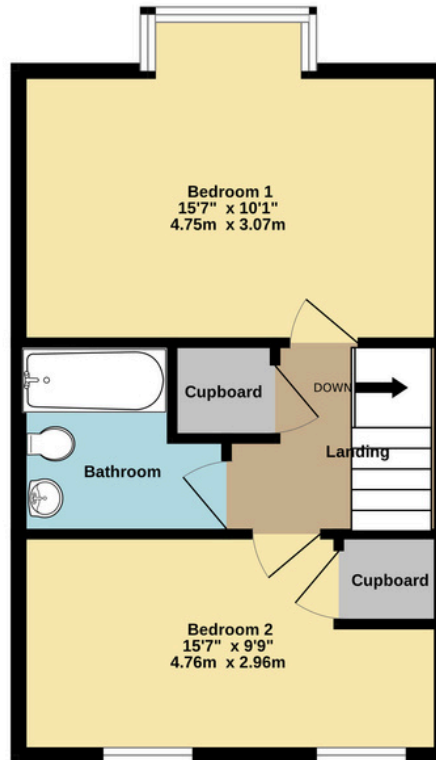
**AN EARLY VIEWING COMES HIGHLY
RECOMMENDED.**



Ground Floor
414 sq.ft. (38.4 sq.m.) approx.



1st Floor
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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 ©2020

Energy performance certificate (EPC)

8 HARLECH CLOSE KEYNSHAM BRISTOL BS31 2PJ	Energy rating C	Valid until:	6 January 2031
		Certificate number:	2446-8832-7781-9724-2814

Property type: Mid-terrace house

Total floor area: 82 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 C. It has the potential to be A.

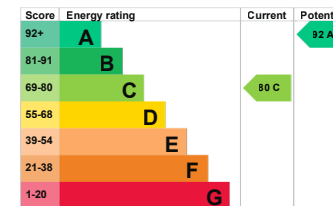
The graph shows this property's current and potential energy rating.

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.

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

For properties in England and Wales:

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



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

