

14 CONSTABLE CLOSE
KEYNSHAM
BRISTOL
BS31 2UN
£340,000

A TRULY OUTSTANDING THREE BEDROOM HOME, PRESENTED TO AN EXCELLENT DECORATIVE STANDARD THROUGHOUT AND OFFERING AN EXTENSIVE LIST OF BENEFITS INCLUDING RECENTLY INSTALLED SOLAR PANELS PROVIDING HEAVILY REDUCED ELECTRICITY BILLS.

Tucked away at the end of this popular cul-de-sac, only a short walk to Keynsham Train Station. the open space of the Memorial Park and the bustling high street full of independent shops and cafes. This terraced property really is perfectly placed for any buyer to enjoy what Keynsham has to offer.

Externally the property benefits a single garage (complete with power, light and an EV charging point) and a driveway providing off street parking. To the rear of the property, the current owners have landscaped the space to offer a wonderful area to either sit and enjoy or tend to your very own allotment area, complete with a greenhouse. The garden is private in nature and enjoys plenty of sunlight due to its westerly orientation.

Internally the property presents as a spacious family home, contemporary in nature and offering a generous amount of natural light to both floors. From the front garden and via the Upvc entrance door, the lobby greets with opening to the lounge and a doorway to the cloakroom, which comprises a two piece white suite. The lounge is an expansive area with an abundance of space making for an appealing lounge area, complete with window to the front aspect and with stairs leading to the first floor. To the rear of the property can be found the kitchen / diner. Spanning the full width of the property and with views and direct access to the garden via 'French' doors. The kitchen has been enhanced in recent years, with a newly fitted kitchen taking pride of place within the room.













To the first floor can be found three generously proportioned bedrooms and the family bathroom. All three bedrooms are useable rooms with the two largest being generous doubles and the third being a comfortable single bedroom.

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The inclusion of solar panels, positioned to both the front and rear elevations of the roof provide a superb benefit in reducing the monthly running costs, whilst the installation of an EV charge point in the garage makes for easy charging for those with electric vehicles.

THIS IS REALLY A LOVELY FAMILY HOME AND WORTHY OF AN EARLY INTERNAL VIEWING.





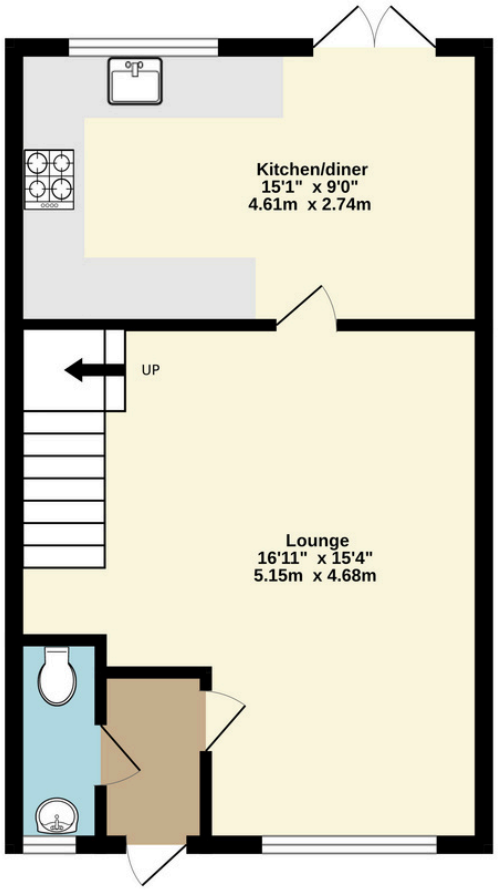




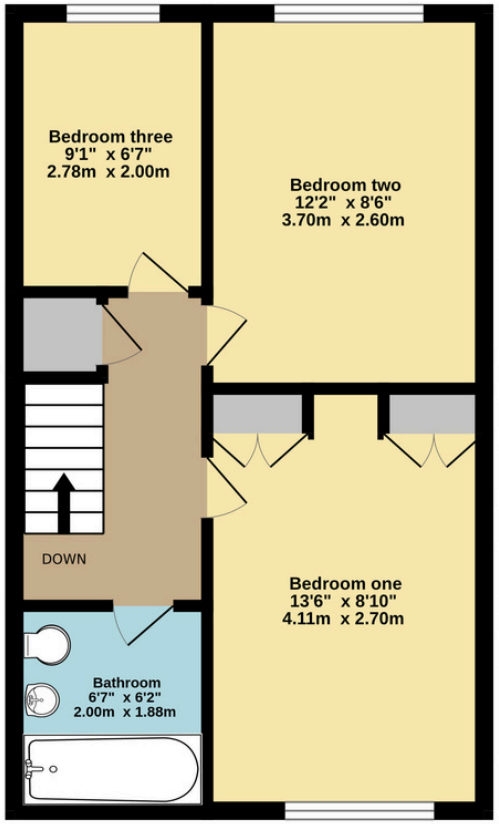




Ground Floor
388 sq.ft. (36.0 sq.m.) approx.



1st Floor
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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)

14 Constable Close Keynsham BRISTOL BS31 2UN	Energy rating C	Valid until:	31 October 2034
		Certificate number:	9390-2419-4490-2504-2381

Property type	Mid-terrace house
Total floor area	73 square metres

Rules on letting this property

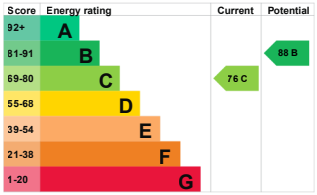
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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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