

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**40 Craydon Road
Stockwood
Bristol BS14 8HB**

NO ONWARD CHAIN with this EXTENDED three bedroom starter home boasting A SOUTH FACING rear garden, and which is PRICED TO REFLECT THE NEED FOR UPDATING



REF: ASW5408

Offers in Excess of £225,000

**No onward chain * Extended three bedroom * Gas central heating * South facing rear garden * Potential off-street parking * Council tax band: B
EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

If you are looking for a project - look no further! This three bedroom terraced starter home offers extended ground floor accommodation, and is priced to sell! Book you accompanied viewing without delay!

ENTRANCE PORCH:

Opaque double glazed entrance door, windows to either side, double glazed door and sidescreen into:

HALLWAY:

Cupboard housing gas and electric meters, single panelled radiator, understair storage cupboard, staircase rising to first floor.

LOUNGE: 12' 11" x 11' 9" plus bay (3.93m x 3.58m)

Secondary glazed bay window to the front with fitted vertical blind, single panelled radiator.

LIVING/DINING ROOM: 18' 0" x 9' 5" (5.48m x 2.87m)

Originally the kitchen and separate dining room, but now offering a good sized second sitting room with dining area, fitted gas fire, single panelled radiator, television point, window overlooking the kitchen, folding door to:

KITCHEN: 15' 0" x 7' 0" (4.57m x 2.13m)

This occupies a single storey extension at the rear. Double glazed window to the rear and double glazed door giving access onto a rear porch, fitted wall and base units with worktop surface, stainless steel single drainer sink unit, electric cooker point, plumbing for automatic washing machine.

REAR PORCH:

Power connected, space for an upright fridge/freezer, double glazed door giving access onto the rear garden.

FIRST FLOOR LANDING:

Access to loft space, doors to all first floor accommodation.

BEDROOM ONE: 13' 2" x 11' 0" plus door recess (4.01m x 3.35m)

Secondary glazed window to the front with fitted vertical blind, single panelled radiator, television point, cupboard housing a Worcester gas fired condensing boiler and also hot water cylinder providing domestic hot water.

BEDROOM TWO: 11' 10" plus door recess x 9' 2" (3.60m x 2.79m)

Double glazed window to the rear, built in wardrobes with overhead storage cupboards, single panelled radiator.

BEDROOM THREE: 9' 8" x 8' 9" (2.94m x 2.66m)

Secondary glazed window to the front with fitted vertical blind, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising panelled bath with a Mira electric shower over, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator.

FRONT GARDEN:

At the front is a garden enclosed with low boundary walling, laid primarily to concrete providing potential off road parking subject to a drop kerb, side flower bed, also a covered walkway which gives access to the rear garden.

REAR GARDEN:

The rear garden enjoys a sunny southerly aspect, enclosed with a combination of walling and fencing, laid to paving with side area of lawn, block built storage shed/workshop.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



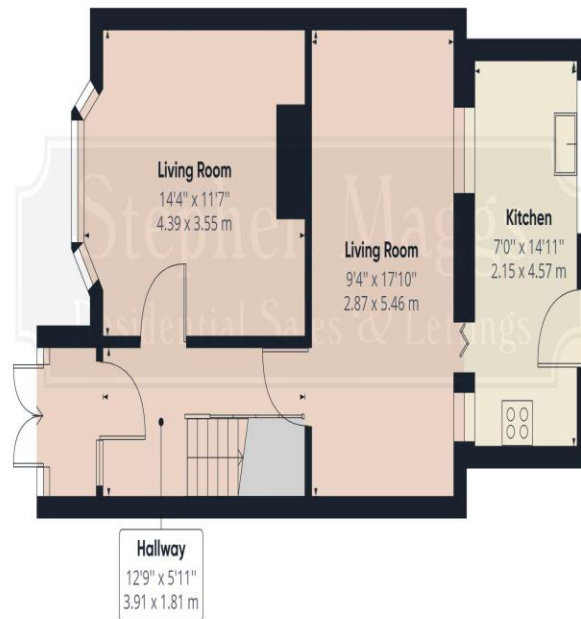
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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Residential Sales & Lettings

If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or cliff@stephenmaggs.co.uk before any offer is put forward.

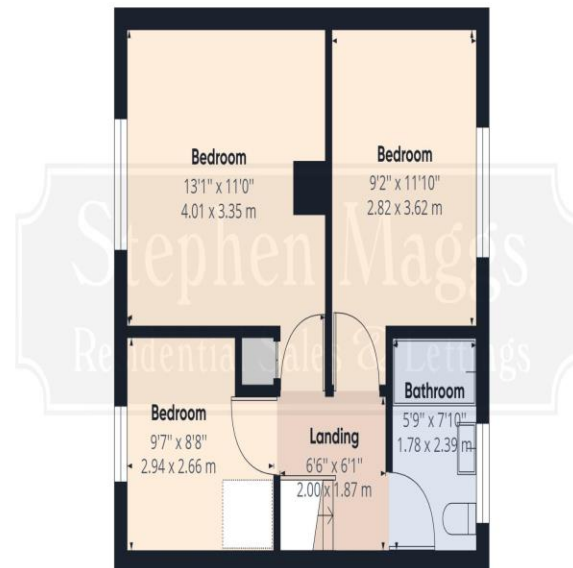


Floor 0

Approximate total area⁽¹⁾

956.80 ft²

88.89 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

40 Craydon Road
BRISTOL
BS14 8HB

Energy rating

C

Valid until: 26 October 2033

Certificate number: 2060-1510-2070-8097-3025

Property type: Mid-terrace 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 rating and score

This property's current 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		