

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**27 Harrington Road
Stockwood
Bristol BS14 8LB**

NEW TO THE MARKET and set on the popular **HARRINGTON ROAD** is this **three bedroom semi-detached house.**



REF: ASW5418

Guide Price £315,000

**No On Going Chain * Semi-Detached * Three Bedrooms * Lounge *
Kitchen/Diner * Bathroom * Enclosed Rear Garden * Ample Off Street Parking
Council Tax Band - C * EPC - E**

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:

A rare opportunity has arisen to purchase a three bedroom property in this highly sought-after location, without an on going chain. This property would now benefit from a schedule of modernisation allowing the new owners to place their own individual stamp on their new home.

ENTRANCE:

Upvc part obscure double glazed door into:

HALLWAY:

Upvc double glazed half obscure window to side, radiator, stairs rising to first floor, door leading to:

LOUNGE: maximum measurements 15' 9" x 12' 5" (4.80m x 3.78m)

Upvc double glazed window to front, radiator, understair storage, T.V point, gas fire (not known if working), opening leading to:

DINING AREA: 9' 6" x 9' 1" (2.89m x 2.77m)

Upvc patio doors leading to garden, radiator, archway leading to:

KITCHEN: 9' 7" x 9' 4" (2.92m x 2.84m)

Upvc double glazed window to rear, kitchen fitted with a range of wall and base units with roll edged work surface, stainless steel sink drainer with mixer tap, tiled splashbacks, space for fridge, space and plumbing for automatic washing machine, space for undercounter freezer, electric double oven, four ring gas hob with hood over, tiled floor.

FIRST FLOOR LANDING:

Loft access, Upvc double glazed window to side, airing cupboard.

SHOWER ROOM: 7' 9" x 5' 6" (2.36m x 1.68m)

Obscure double glazed window to rear, radiator, low level W.C, pedestal wash hand basin, shower cubicle, wall mounted mirrored cabinet, tiled walls.

BEDROOM ONE: maximum measurements 12' 9" x 10' 7" (3.88m x 3.22m)

Upvc double glazed window to front, radiator, two double fitted wardrobes, T.V point.

BEDROOM TWO: maximum measurements 12' 10" x 9' 5" (3.91m x 2.87m)

Double glazed window to rear, radiator.

BEDROOM THREE: maximum measurements 8' 9" x 7' 7" (2.66m x 2.31m)

Upvc double glazed window to front, radiator, built in wardrobe.

FRONT GARDEN:

Lawned front garden with block paved driveway leading to single garage.

REAR GARDEN:

The rear garden is enclosed by hedging and fence panelling, mainly laid to lawn with patio area, gated side access.

N.B:

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



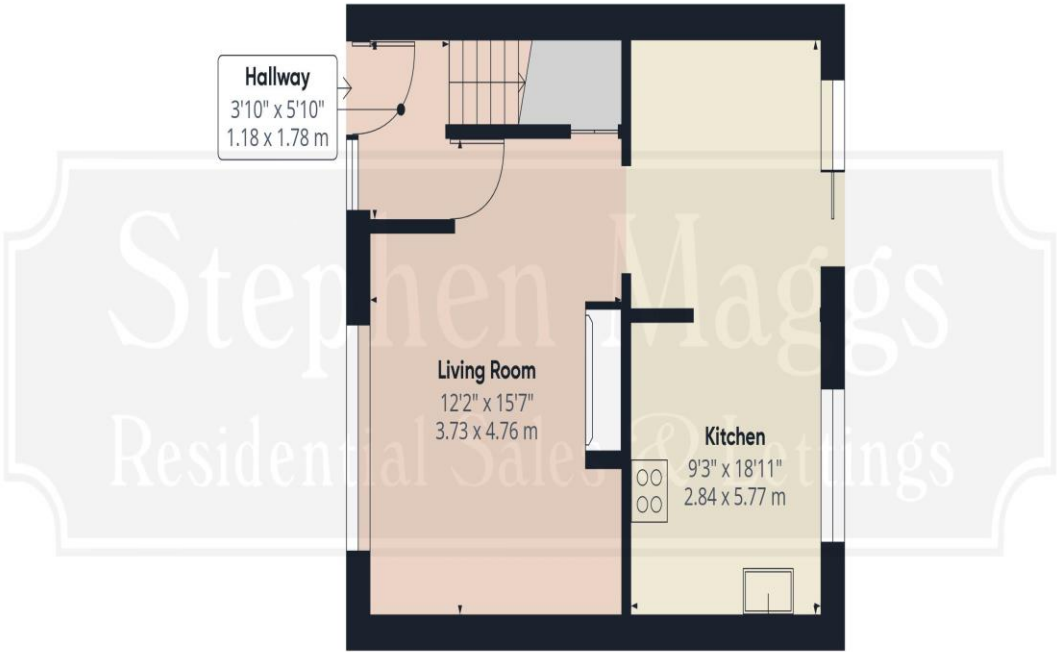


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If you are interested in putting an offer in on this property, I will need the following information from you first.

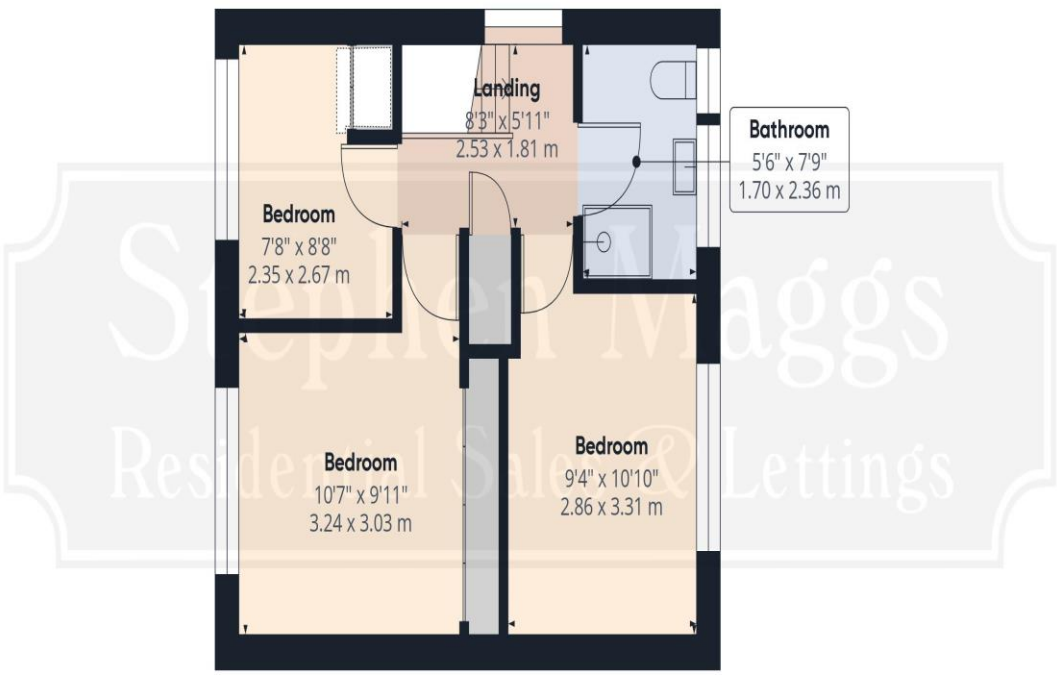
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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^{nl}
790.22 ft²
73.41 m²



Floor 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)

27 Harrington Road
BRISTOL
BS14 8LB

Energy rating

E

Valid until: **17 December 2033**

Certificate number: **9926-0200-7707-5815-0604**

Property type

Semi-detached house

Total floor area

78 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property