

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**10 Harrington Road
Stockwood
Bristol BS14 8LD**

Offered for sale with NO ONWARD CHAIN, this three bedroom semi detached is PRICED TO ALLOW for some basic updating. The property has been rewired and has a new boiler!



REF: ASW5427

Guide Price £300,000

**NO ONGOING CHAIN * Gas central heating (new boiler) & Solar panels *
Rewired * Needs some updating * Priced to sell * Council tax band: C * EPC
Rating: B**

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:

Offered for sale without the complication of an ongoing chain, this three bedroom semi detached family home is priced to reflect the need for some updating. The property offers double glazing, gas central heating (new combi boiler), and has been rewired. The is parking for at least 4 cars in addition to the garage, and in our opinion, requires an early viewing to secure.

ENTRANCE HALL:

Opaque double glazed entrance door, single panelled radiator, telephone point, central heating control unit, staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the side, fitted with a close coupled W.C, corner wash hand basin.

LIVING ROOM: 13' 9" x 13' 10" (4.19m x 4.21m) INTO RECESS

Full drop window to the front, fitted gas fire, single panel radiator, television point, square opening to:

DINING ROOM: 10' 7" x 8' 2" (3.22m x 2.49m)

Double glazed window to the rear, single panelled radiator, under stair storage housing the electric meter, folding door to:

KITCHEN: 10' 7" x 8' 4" (3.22m x 2.54m)

Double glazed window to the side, double glazed door and sidescreen overlooking and giving access onto the rear garden. The kitchen has a range of wall and base units with worktop surface over, stainless steel single drainer sink unit, space and plumbing for automatic dishwasher, electric cooker point, electric extractor fan.

FIRST FLOOR LANDING:

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

BEDROOM ONE: 13' 10" maximum x 9' 10" (4.21m x 2.99m)

Double glazed to the rear, single panel radiator, built-in cupboard housing a 'Worcester' gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM TWO: 10' 10" x 9' 11" (3.30m x 3.02m)

Double glazed window to the front, single panel radiator.

BEDROOM THREE: 10' 8" x 6' 9" (3.25m x 2.06m)

Double glazed window to the rear, single panel radiator.

BATHROOM:

Opaque double glazed window to the front, fitted with a white suite, comprising of a panelled bath with folding shower screen and electric shower, vanity wash hand basin. close coupled W.C, tiled walls, designer radiator.

FRONT GARDEN:

At the front is a garden enclosed with conifer screening, having an area of lawn with ornamental fishpond and outside power, beside which is a driveway providing parking for at least 4 cars with water point, and leading to the garage.

GARAGE:

Detached at the rear and having an up and over door. The garage is larger than average incorporating a workshop/shed to the rear, power and light, personal door giving access to the rear garden.

REAR GARDEN:

At the rear is an enclosed garden, being laid to paving with fishpond, greenhouse and garden shed.

N.B:

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



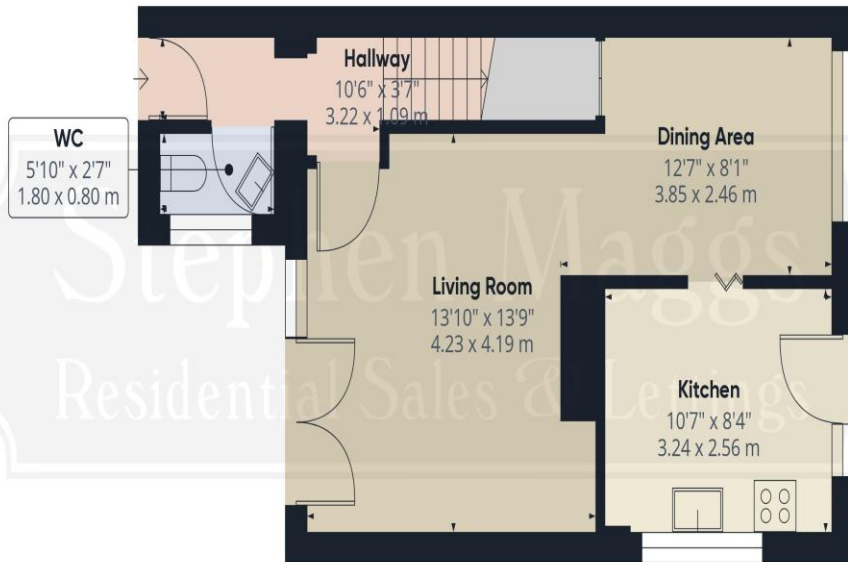


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If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

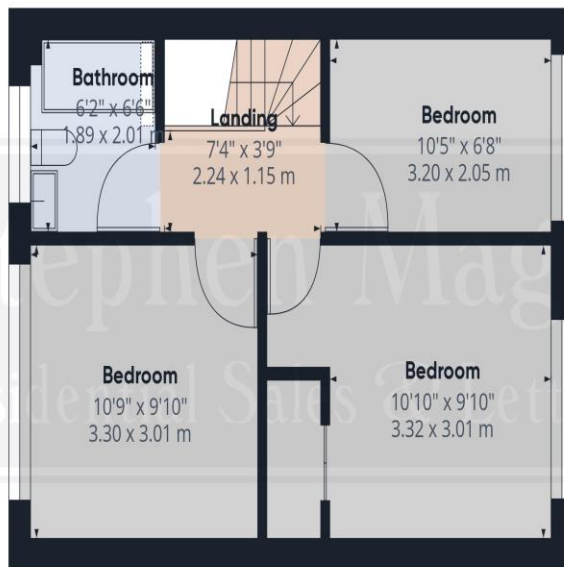
This information will need to be emailed to nigel@stephenmaggs.co.uk or cliff@stephenmaggs.co.uk before any offer is put forward.



Floor 0

Approximate total area¹⁾

843.38 ft²
78.35 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.

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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)

10 Harrington Road
BRISTOL
BS14 8LD

Energy rating

B

Valid until: **17 September 2033**

Certificate number: **0919-0200-7107-5811-0704**

Property type: Semi-detached 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 B. 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	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		