

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**33 Harrington Avenue  
Stockwood  
Bristol BS14 8JU**

**This MUCH EXTENDED four bedroom family home is presented to a high standard throughout, with many quality features, most notably ONE OF THE BIGGEST BATHROOMS THIS AGENT HAS SEEN!**



REF: ASW5429

**Guide Price £395,000**

**Extended 4 Bedroom Family Home \* Modern Kitchen \* Enormous Bathroom  
Conservatory \* Gas Central Heating & Double Glazing  
Council Tax Band: C \* EPC Rating: C**

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

Telephone: 01275 892228

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**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:**

Definitely one that must be viewed internally to be appreciated! This extended four bedroom semi detached family home is situated in a favoured road, and has been occupied by the present owners for the last 50 years! There are many outstanding features, the most notable being one of the largest bathrooms that this agent has ever seen. There is a well fitted modern kitchen, together with gas central heating and double glazing. The discerning buyer will appreciate this property, and an early viewing appointment is strongly advised.

**HALLWAY:**

Opaque double glazed entrance door and sidescreen, double panelled radiator, dado rail, staircase rising to first floor.

**LIVING ROOM: 24' 5" x 13' 2" narrowing to 7' 52 (7.44m x 4.01m)**

This incorporates the original lounge and dining area. Double glazed window to the front, double glazed patio door overlooking and giving access onto the Conservatory at the rear, decorative fireplace with electric focal point fire, two double panelled radiators, dado rail, television point, laminated timber flooring.

**CONSERVATORY: 8' 10" x 8' 8" (2.69m x 2.64m)**

A double glazed Conservatory having a double panelled radiator, polycarbonate roof, roller blinds and French doors overlooking and giving access onto the rear garden.

**KITCHEN/DINING ROOM: 23' 10" x 6' 9" (7.26m x 2.06m)**

Double glazed window to the front with fitted venetian blind, opaque double glazed door giving access to the rear garden. The kitchen area is fitted with an extensive range of grey fronted wall and base units with contrasting worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in Zanussi double oven, four ring glass electric hob with cooker extractor hood over, integrated dishwasher, space for upright fridge/freezer, two double panelled radiators, television point, recessed low voltage ceiling spotlights, sliding door to:

**UTILITY ROOM: 6' 3" x 5' 7" maximum (1.90m x 1.70m)**

Double glazed window to the rear, inset stainless steel single drainer sink unit with fitted cupboard beneath, space and plumbing for automatic washing machine and tumble dryer, tiled splashbacks, single panelled radiator, cupboard concealing a 'Vaillant' gas fired combination boiler supplying central heating and domestic hot water, large under stair storage cupboard, door to:

**CLOAKROOM:**

Opaque double glazed window to the rear, fitted with a white close coupled W.C, vanity wash hand basin, tiled surrounds, designer radiator.

**FIRST FLOOR LANDING:**

Access to loft space with retractable ladder, single panelled radiator, decorative balustrade, doors to all first floor accommodation.

**BEDROOM ONE: 14' 5" x 9' 1" (4.39m x 2.77m)**

Double glazed window to the rear, range of wardrobes with matching bedside cabinets, and cupboards which could be available by separate negotiation, laminated timber flooring, panelled radiator.

**BEDROOM TWO: 9' 2" x 9' 2" (2.79m x 2.79m)**

Double glazed window to the front, double panelled radiator, laminated timber flooring, television point.

**BEDROOM THREE: 11' 8" x 6' 9" (3.55m x 2.06m)**

This occupies part of the first floor extension, double glazed window to the rear, laminated flooring, panelled radiator.

**BEDROOM FOUR/STUDY: 6' 11" x 6' 7" (2.11m x 2.01m)**

Double glazed window to the rear, laminated timber flooring, panelled radiator.

**BATHROOM: 14' 8" x 11' 8" (4.47m x 3.55m)**

Being "L" shaped, this is one of the largest bathrooms you could. Incorporating the original bathroom and the remainder of the first floor extension. Two opaque double glazed windows to the front with fitted roller blinds, large shower enclosure/steam cabinet with overhead and body hose, and seat, freestanding bath, vanity wash hand basin with side drawer units, mirror and wall units above, W.C with concealed cistern, further fitted cupboards, fully tiled walls and floor, two designer radiators, electric underfloor heating, extractor fan, recessed lighting.

**FRONT GARDEN:**

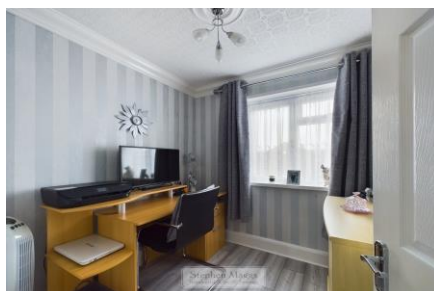
The front garden is enclosed with walling and laid fully to block paving providing off road parking.

**REAR GARDEN:**

At the rear is a garden laid to a combination of paving and decking, enclosed with walling and fencing, having a good size shed, with some shrubbery.

**N.B:**

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



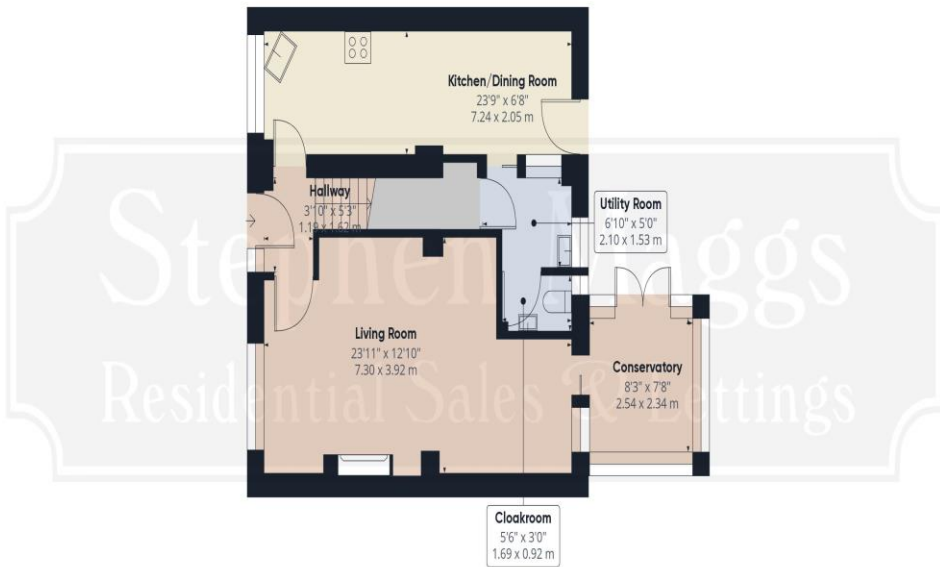
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs  
Residential Sales & Lettings

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

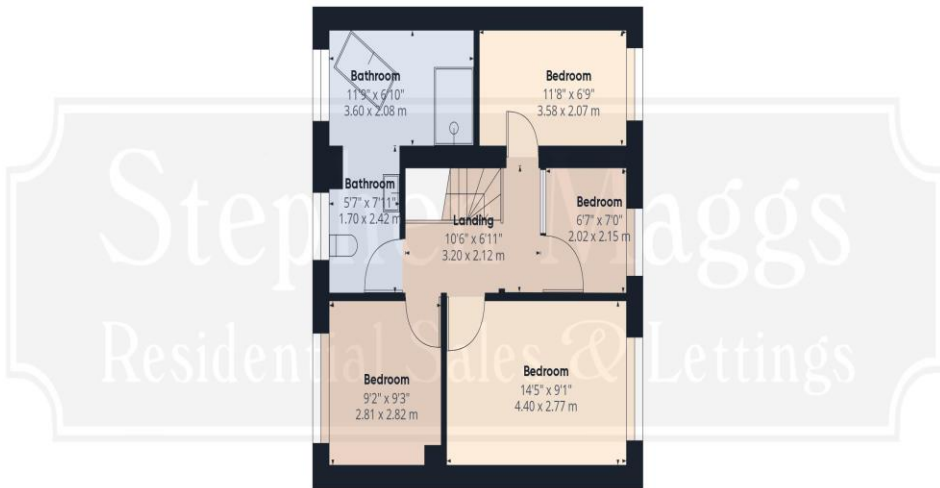
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Approximate total area<sup>(1)</sup>  
1157.69 ft<sup>2</sup>  
107.55 m<sup>2</sup>



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)

33 Harrington Avenue  
BRISTOL  
BS14 8JU

Energy rating

C

Valid until: 22 February 2034

Certificate number: 2020-2025-0140-7005-0403

Property type Semi-detached house

Total floor area 104 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	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