

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **3 Woolley Road Stockwood Bristol BS14 8SR**

**This 3 bedroom semi detached which is available WITH NO ONGOING CHAIN, is situated in a sought after area within Stockwood, and offers GREAT POTENTIAL for anyone looking to put their own stamp on their future home.**



REF: ASW5426

**Offers in Excess of £300,000**

**NO ONGOING CHAIN \* Semi-Detached \* Popular Location  
Three Bedrooms \* Kitchen \* Lounge/Dining Area \* Bathroom \* Garden  
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

[www.stephenmaggs.co.uk](http://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:**

This three bedroom semi-detached property would now benefit from a schedule of modernisation, allowing the new owners to place their own individual stamp on their new home. Benefitting from having double glazing and gas central heating, along with off street parking.

**ENTRANCE:**

Half double glazed door into:

**HALLWAY:**

Staircase rising to first floor, door leading to:

**LIVING ROOM: 13' 8" x 13' 3" (4.16m x 4.04m)**

Upvc double glazed window to front, gas fire set in surround, radiator, opening to:

**DINING ROOM: 10' 4" x 7' 8" (3.15m x 2.34m)**

Upvc double glazed window to rear, radiator, understair storage, door to:

**KITCHEN: 10' 3" x 8' 4" (3.12m x 2.54m)**

Upvc double glazed window to side, Upvc obscure double glazed half glazed door to rear garden. The kitchen is fitted with a range of wall and base units with roll top work surfaces, stainless steel sink drainer with mixer tap, wall mounted combi boiler, space and plumbing for automatic washing machine, integrated oven, four ring gas hob with hood over, tiled splashbacks.

**FIRST FLOOR LANDING:**

Loft access with pull down ladder, doors off to accommodation.

**BEDROOM ONE: maximum measurements 15' 1" x 8' 10" (4.59m x 2.69m)**

Upvc double glazed window to rear, radiator, storage cupboard.

**BEDROOM TWO: 9' 3" x 8' 11" (2.82m x 2.72m)**

Upvc double glazed window to front, radiator.

**BEDROOM THREE: 10' 7" x 7' 3" (3.22m x 2.21m)**

Upvc double glazed window to rear, radiator.

**BATHROOM: 7' 2" x 6' 2" (2.18m x 1.88m)**

Upvc obscure double glazed window to front, pedestal wash hand basin, low level W.C, panelled bath, tiled splashbacks.

**FRONT GARDEN:**

Lawned area with planted borders, enclosed by wooden fence panelling and wall, pressed concrete driveway, gated access to rear of the property.

**REAR GARDEN:**

Enclosed by wooden fence panelling, mainly laid to lawn with patio area.

**N.B:**

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

**AGENTS NOTES**

We cannot confirm the situation with the gas and electric, you will need to arrange your own checks.



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.



**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)

3 Woolley Road BRISTOL BS14 8SR	Energy rating <b>C</b>	Valid until: 11 February 2034
		Certificate number: 4020-9026-0180-2002-0483

Property type Semi-detached house

Total floor area 75 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+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>	70 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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