

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**420 Wells Road
Knowle
Bristol BS14 9AF**

NO ONGOING CHAIN with this very spacious FOUR BEDROOM semi detached family home situated on the Wells Road, offering many features including A CELLAR - some updating required!



REF: ASW5407

Offers in Excess of £400,000

**Four bedroom semi * Two reception rooms * Cellar * Gas central heating & double glazing * Garage & Parking * Enjoying views * Council tax band: C
EPC Rating: D**

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:

KNOWLE is popular area and is within easy commuting distance of the City Centre, Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

DESCRIPTION:

Likely to attract local buying interest, this spacious FOUR BEDROOM semi detached family home is offered for sale without the complication of an ongoing chain. Price to allow for some updating, the property enjoys a good size enclosed rear garden, cellar, and views to the front & rear. Only by viewing internally can all that is available be appreciated. Call to book your appointment without delay!

HALLWAY:

A larger than average hallway, approached via an opaque double glazed door with matching side screens, built in cupboard housing the gas and electric meters, double panelled radiator, good size understair storage cupboard, staircase rising to the first floor.

LIVING ROOM: 15' 7" x 11' 11" (4.75m x 3.63m) into bay

Double glazed bay window to the front, single panelled radiator, television point.

DINING ROOM: 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed French door and side screens with fitted vertical blind overlooking and giving access onto the rear garden, single panelled radiator.

KITCHEN: 14' 10" x 7' 11" plus door recess (4.52m x 2.41m)

Double glazed window to the side with fitted roller blind, opaque double glazed door giving access onto the rear garden. The kitchen is fitted with a range of wall and base units with timber effect worktop surfaces, stainless steel double drainer sink unit, electric cooker point with cooker hood over, plumbing for automatic washing machine, tiled splashbacks, double panelled radiator, fluorescent striplight.

FIRST FLOOR LANDING:

Built-in storage cupboard, loft access with re-tractable ladder, doors to first floor accommodation.

BEDROOM ONE: 13' 11" into bay x 10' 4" to wardrobes (4.24m x 3.15m)

Double glazed bay window to the front, wall to wall fitted wardrobes with mirror fronted doors, single panelled radiator.

BEDROOM TWO: 12' 8" x 11' 8" (3.86m x 3.55m)

Double glazed window to the rear with views of the surrounding area towards Bath, single panelled radiator.

BEDROOM THREE: 9' 6" x 8' 3" (2.89m x 2.51m)

Double glazed window to the rear enjoying a similar outlook to bedroom two, single panelled radiator.

BEDROOM FOUR: 8' 0" x 7' 11" (2.44m x 2.41m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

Opaque double glazed window to the side with fitted roller blind, fitted with a white suite comprising a panelled bath with a mixer shower, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator.

FRONT GARDEN:

The front is laid to a combination of paving and coloured stones, with a concrete driveway providing off road parking leading to the garage.

GARAGE:

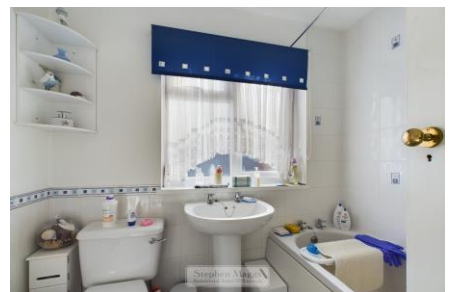
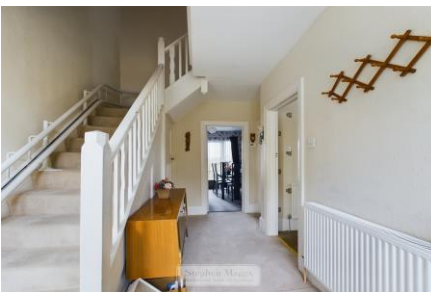
The garage is attached at the side having an up and over door, power and light, water point and personal door to the garden.

REAR GARDEN:

Immediately adjacent to the house is a raised area of patio which is enclosed with wrought iron railing , short staircase going down to garden which is split into two sections. The first section being laid mainly to lawn and a paved area returning to the side of the property and giving access to the garage and cellar, the second area laid to combination of flower bed and a large second patio area with aluminium green house, and also having pedestrian access onto a rear lane.

CELLAR:

Accessed from the rear garden, is a very good size cellar providing useful storage or workshop area, having power and light connected, and also housing a 'Worcester' gas fired combination boiler and central heating and domestic hot water.



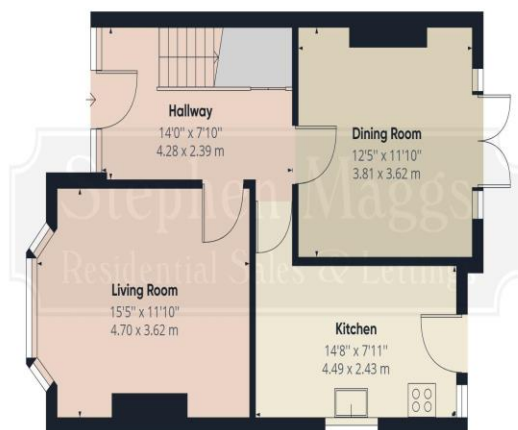


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If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

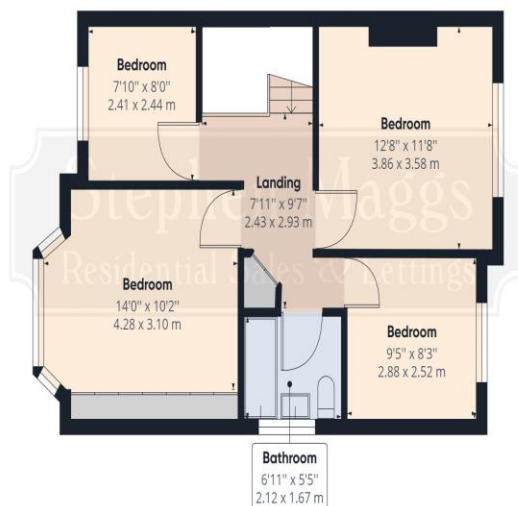
This information will need to be emailed to nigel@stephenmaggs.co.uk or cliff@stephenmaggs.co.uk before any offer is put forward.



Floor 0

Approximate total area⁽¹⁾

1125.47 ft²
104.56 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.