

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**28 Craydon Road
Stockwood
Bristol BS14 8HB**

Being offered for sale with NO ONGOING CHAIN is this THREE BEDROOM terraced property, with a sunny rear garden.



REF: ASW5439

Guide Price £269,950

**No Ongoing Chain * Three Bedrooms * Well presented throughout * Kitchen with Dining Area * Separate Lounge * Bathroom * Enclosed Rear Garden
Council Tax Band - B * 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:

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 property has to be viewed in order to fully appreciate all it has to offer. Located in this popular location, this three bedroom property is well suited to first time buyers and investors alike. In brief this property benefits from having a separate lounge, kitchen with dining area, three bedrooms, bathroom and separate WC, along with an enclosed rear garden with storage sheds, and potential for off-street parking.

HALLWAY:

Wooden partly glazed entrance door, radiator, staircase rising to the first floor.

LIVING ROOM: 14' 4" x 11' 8" (4.37m x 3.55m) INTO BAY

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

KITCHEN/DINING ROOM: 17' 11" x 9' 5" (5.46m x 2.87m)

Two double glazed windows to the rear, obscure half double glazed door giving access to the rear garden. The kitchen area is fitted with a range of wall and base units with roll edge worktop surfaces, inset 1.5 bowled single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, electric cooker point, space for upright fridge/freezer. The dining area has a radiator and television point. Wall mounted gas fired combination boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING:

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

BEDROOM ONE: 13' 7" x 13' 4" (4.14m x 4.06m) Max

Double glazed window to the front, radiator, built in storage cupboard, stripped and varnished floorboards.

BEDROOM TWO: 13' 7" x 9' 1" (4.14m x 2.77m) Max

Double glazed window to the rear, radiator, stripped and varnished floorboards.

BEDROOM THREE: 9' 8" x 8' 9" (2.94m x 2.66m)

Double glazed window to the front, radiator.

BATHROOM:

Obscure double glazed window to the rear, fitted with a white suite comprising a panelled bath with a shower over, pedestal wash hand basin, tiled walls, radiator, mirror fronted medicine cabinet.

SEPARATE W.C:

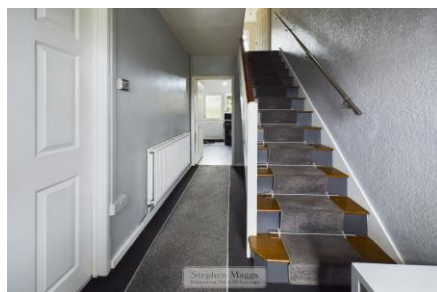
Obscure double glazed window to the rear, fitted with a white low level W.C.

FRONT GARDEN:

Enclosed with a combination of fencing, walling and hedging, laid to low maintenance gravel with flower border, covered walkway giving access to the rear garden. A number of residents have utilised this area to provide off-street parking.

REAR GARDEN:

Enjoying a sunny southerly aspect. Enclosed by a combination of walling and fencing, having two concrete sheds. Laid to lawn and decking, with planted borders.



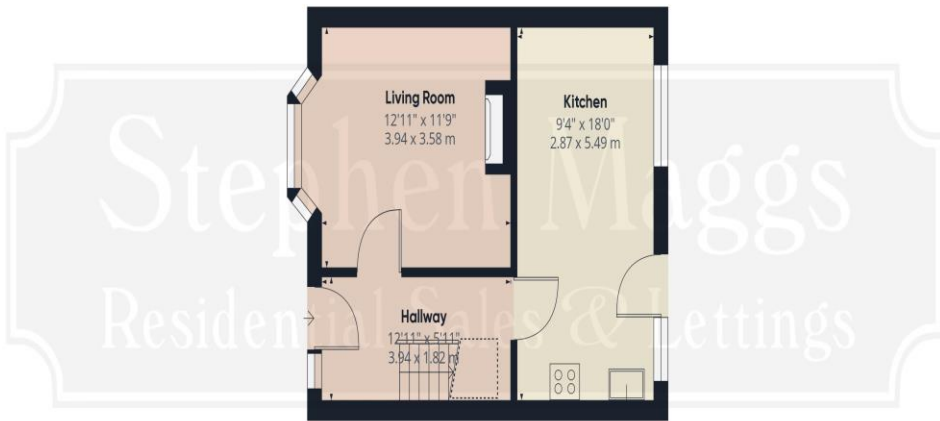


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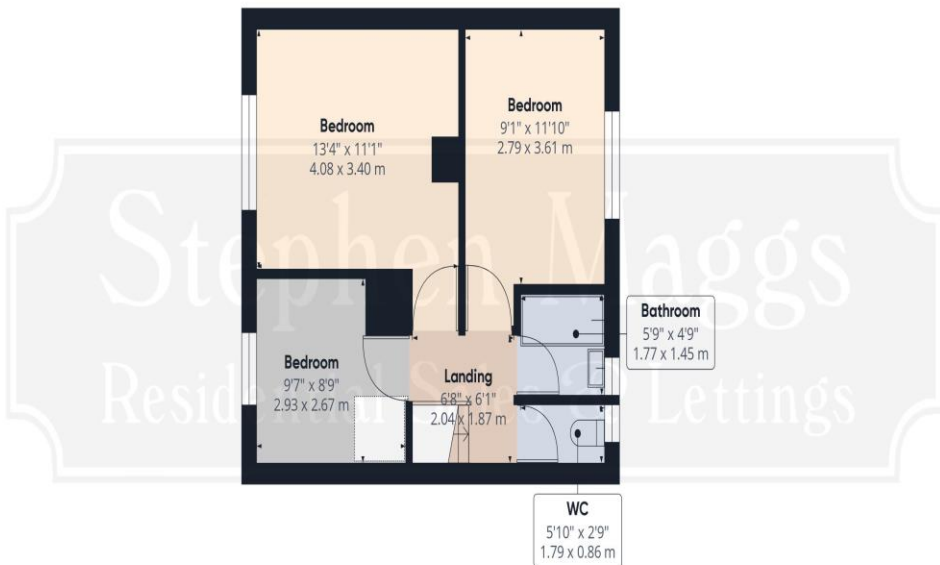
If you are interested in putting an offer in on this property, I will need the following information from you first.

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



Floor 1

Approximate total area⁽¹⁾

820.31 ft²
76.21 m²

Reduced headroom

19.22 ft²
1.79 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

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)

28 Craydon Road BRISTOL BS14 8HB	Energy rating D	Valid until: 2 April 2034
		Certificate number: 2060-3514-2040-6000-7001

Property type: Mid-terrace house

Total floor area: 81 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 D. 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		81 B
69-80	C		
55-68	D	66 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

Breakdown of property's energy performance