

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**1 Bagnell Road
Stockwood
Bristol BS14 8PZ**

Stephen Maggs are delighted to bring to the market this EXTENDED FIVE bedroom semi-detached family home, with the added benefit of having no on going chain.



REF: ASW5431

Asking Price £375,000

**NO ON GOING CHAIN * EXTENDED FIVE Bedrooms * Kitchen * Dining Room *
Lounge * Cloakroom * Family Bathroom * Off Street Parking & Garden * EPC
Rating - C * Council Tax Band - 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:

A rare opportunity has arisen to purchase a property in this highly sought-after location, Boasting Spacious, Flexible Accommodation. In need of some updating this extended five bedroom property has much to offer and would be well suited to a growing family. In brief the property comprises of kitchen, dining room, lounge, conservatory, cloakroom, five bedrooms, family bathroom, double glazing, gas central heating, off street parking and garden.

ENTRANCE PORCH:

Part obscure Upvc double glazed door into entrance porch, Upvc double glazed window, door off to:

DOWNSTAIRS CLOAKROOM:

Low level W.C, wall mounted wash hand basin with mixer tap, radiator, tiled splashbacks, tiled floor, obscure Upvc double glazed window.

LOUNGE: maximum measurements 25' 0" x 16' 10" (7.61m x 5.13m)

Upvc double glazed window to front, Upvc double glazed patio doors to the rear leading to Conservatory, wooden flooring, two radiators, T.V point, stairs rising to first floor, understair storage cupboard, doors off to further accommodation.

DINING ROOM: 16' 5" x 9' 1" (5.00m x 2.77m)

Upvc double glazed window to front and side, radiator, wooden flooring throughout.

KITCHEN: 18' 8" x 8' 3" (5.69m x 2.51m)

Upvc double glazed window to the rear and side, Upvc double glazed obscure single door to garden, kitchen fitted with a range of wall and base units with wooden worktop over, with 1.5 bowled stainless steel sink drainer with mixer tap, tiled splashbacks, electric integrated oven, four ring gas hob with hood over. integrated dishwasher, integrated fridge, space for freezer, space and plumbing for automatic washing machine, space for tumble dryer, radiator, utility part of kitchen with Belfast sink with wooden work top.

CONSERVATORY: 11' 3" x 9' 3" (3.43m x 2.82m)

Upvc Conservatory, tiled floor, French doors leading to the garden.

FIRST FLOOR LANDING:

Loft access, doors off to further accommodation, radiator.

BATHROOM:

Obscure Upvc double glazed window to front, heated towel rail, low level W.C, wall mounted wash hand basin set in vanity unit, 'P' shaped bath with shower over, tiled walls and floor.

BEDROOM ONE: 13' 9" x 9' 10" (4.19m x 2.99m)

Upvc double glazed window to the rear, fitted wardrobes, radiator.

BEDROOM TWO: 12' 5" x 9' 2" (3.78m x 2.79m)

Upvc double glazed window to the front, radiator.

BEDROOM THREE: 11' 2" x 8' 8" (3.40m x 2.64m)

Upvc double glazed window to front, fitted wardrobes, airing cupboard.

BEDROOM FOUR: maximum measurements 12' 5" x 9' 2" (3.78m x 2.79m)

Upvc double glazed windows to rear, radiator.

BEDROOM FIVE: 7' 6" x 6' 10" (2.28m x 2.08m)

Currently being used as a office, Upvc double glazed window to rear, radiator.

FRONT GARDEN:

Mainly laid to lawn with block paved path leading to front door.

REAR GARDEN:

Mainly laid to lawn with patio area, mature planted borders along with raised planted beds, off street parking for two vehicles, gated side access, garden shed, outside tap and power.

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.

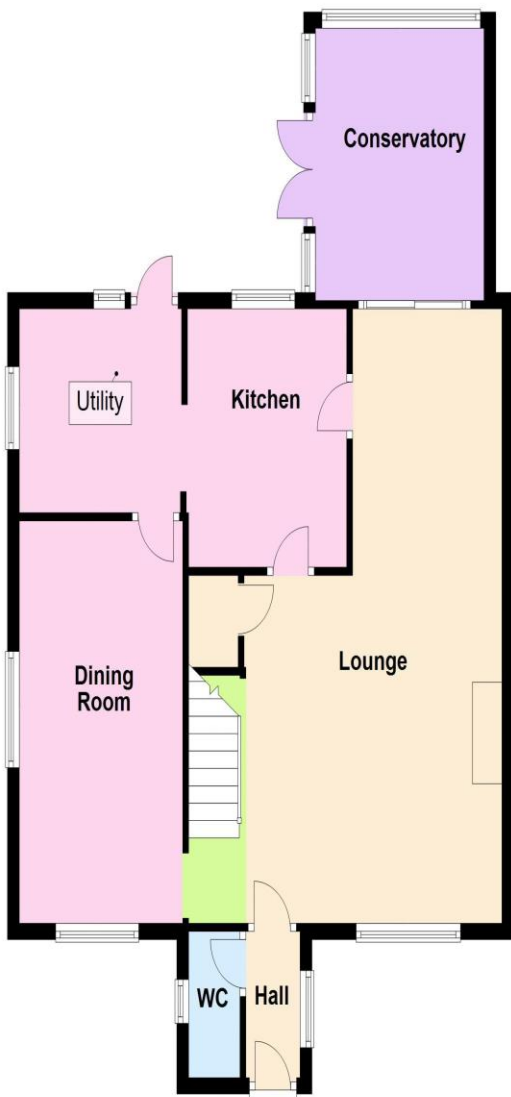
Stephen Maggs
Residential Sales & Lettings

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

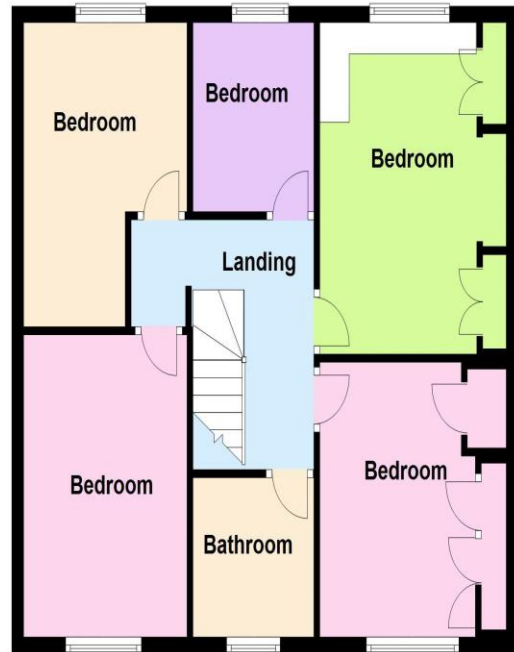
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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

Ground Floor



First Floor



This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

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)

1 Bagnell Road BRISTOL BS14 8PZ	Energy rating C	Valid until: 3 March 2034 Certificate number: 0077-0200-0104-6411-0200
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Property type Semi-detached house

Total floor area 125 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		84 B
69-80	C	75 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

Breakdown of property's energy performance