

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

45 Balmain Street Totterdown Bristol BS4 3BX

A TWO BEDROOM terraced house situated in a SOUGHT AFTER ROAD, priced to reflect the need for some updating



REF: ASW5450

£380,000

**Hallway * Lounge * Kitchen * Utility Room * Two Bedrooms * Bathroom Private Garden With Outside W.C. * Double Glazing & Gas Central Heating
Epc Rating: D * Council Tax Band: B**

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

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SITUATION:

TOTTERDOWN is situated just to the South of the City Centre and is chosen by many who would walk to work. There are a good range of local amenities at hand with a wider range of shops available at the nearby Broadwalk Shopping Precinct at Knowle.

DESCRIPTION:

This two bedroom terraced house is situated in a sought after road, is offered for sale without the complication of an ongoing chain, and is priced to reflect the need for some updating.

HALLWAY:

Opaque double glazed entrance door, gas and electric meters, double panelled radiator, large understair recess, central heating timer control unit, laminated timber floor, staircase rising to the first floor.

LIVING ROOM: 14' 0" into bay x 11' 8" (4.26m x 3.55m)

Double glazed bay window to the front with fitted vertical blind, fitted electric pebble effect fire set to a decorative fireplace, double panelled radiator, television point, decorative cornice and ceiling rose.

DINING ROOM: 11' 9" x 9' 6" (3.58m x 2.89m)

Double glazed window to the rear with fitted vertical blind, double panelled radiator.

KITCHEN: 9' 9" x 7' 0" (2.97m x 2.13m)

Double glazed window to the side. The kitchen is fitted with a range of white fronted high gloss wall and base units with wood effect roll edge worktop surfaces, inset stainless steel single drainer sink unit, electric cooker with cooker hood over, tiled splashbacks, doorway to:

UTILITY ROOM:

Double glazed window to rear and double glazed door giving access onto the rear garden, fitted base cupboard to match those in the kitchen, wall mounted 'Worcester' gas fired combination boiler supplying central heating and domestic hot water, single radiator.

FIRST FLOOR LANDING:

Turnspindle balustrade, built-in storage cupboard, door to first floor accommodation.

BEDROOM ONE: 14' 11" x 11' 11" (4.54m x 3.63m)

Double glazed window to the front with fitted vertical blind, period cast iron fireplace, double panelled radiator.

BEDROOM TWO: 11' 10" x 9' 5" (3.60m x 2.87m)

Double glazed window to the rear with fitted vertical blind, double panelled radiator, access to loft space.

BATHROOM:

Opaque double glazed window to the side. The bathroom is fitted with a white suite comprising of a panelled bath with a 'Triton' electric shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, mirror fronted medicine cupboard, single panelled radiator, access to second loft space.

FRONT GARDEN:

The front is enclosed by a low boundary wall with wrought iron trellis, laid to South Cerney stone.

REAR GARDEN:

At the rear is a garden enclosed by low boundary walling, laid to a combination of concrete and South Cerneny stone with outside light and also access to an outside W.C.



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

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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.

Energy performance certificate (EPC)

45 Balmain Street
BRISTOL
BS4 3BX

Energy rating

D

Valid until:

8 May 2034

Certificate
number:

0001-1054-2002-0174-
0106

Property type

Mid-terrace house

Total floor area

87 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		87 B
69-80	C		
55-68	D	67 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

