

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

8 Springleaze Knowle Park Bristol BS4 2TT

THIS IS THE ORIGINAL BLANK CANVAS! A three bedroom semi detached situated in a sought after location, boasting a large rear garden, REQUIRING COMPLETE REFURBISHMENT.



REF: ASW5478

Asking Price £275,000

**Three bedroom * Complete refurbishment required
Gas central heating & double glazing * Large garden * No ongoing chain
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:

KNOWLE PARK is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), 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:

THIS REALLY IS THE ORIGINAL BLANK CANVAS. This three bedroom semi detached is situated in a sought after location, close to the Wells Road. The property offers both gas central heating & double glazing, together with a large rear garden, and separate reception rooms. A complete program of refurbishment is required, hence the realistic asking price!

HALLWAY:

Opaque double glazed entrance door, single panelled radiator, central heating timer control unit, understair recess, staircase rising to first floor.

LIVING ROOM: 13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed window to the front, two double panelled radiators, television point, telephone point, tiled fireplace, door to kitchen.

DINING ROOM: 11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed windows to the front and side, tiled fireplace.

KITCHEN: 9' 8" x 7' 7" (2.94m x 2.31m)

Double glazed window to the rear. The kitchen is need of complete re-fitment, walk in pantry style cupboard, door to rear lobby.

REAR LOBBY:

The lobby has double glazed door giving access to the rear garden and large built-in storage cupboard (former coal shed)

GROUND FLOOR BATHROOM:

Opaque double glazed window to the side, presently fitted with a shower tray with glass screen, wash hand basin, close coupled W.C, again in need of complete refurbishment.

FIRST FLOOR LANDING:

Double glazed window to the rear, large built-in overstairs storage cupboard, access to loft space.

BEDROOM ONE: 13' 6" x 11' 11" (4.11m x 3.63m)

Double glazed window to the front, double panelled radiator, cast iron fireplace, cupboard housing a Vaillant gas fired central combination boiler supplying central heating and domestic hot water.

BEDROOM TWO: 13' 1" x 7' 10" (3.98m x 2.39m)

Double glazed window to the rear, cast iron fireplace.

BEDROOM THREE: 10' 1" x 7' 7" (3.07m x 2.31m)

Double glazed window to the front, single panelled radiator.

FRONT GARDEN:

The front garden is laid to block paving with surrounding flowerbed, providing off road parking for one car, pathway to the side with a gate that gives access to the rear garden.

REAR GARDEN:

At the rear is a garden measuring approximately 100ft in length, enclosed with a combination of privet hedging and fencing, laid to various areas of stones and flowerbed, with a large timber garden shed and a large plastic garden shed to the rear. The garden is in need of cultivation.

N.B:

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
844.11 ft²
78.42 m²

Reduced headroom
4.84 ft²
0.45 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.

GIRAFFE360

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.

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.

Energy performance certificate (EPC)

8 Springleaze
BRISTOL
BS4 2TT

Energy rating

D

Valid until:

23 July 2034

Certificate
number:

3401-3094-4002-0123-0506

Property type

Semi-detached house

Total floor area

85 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		