

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 37 Old Vicarage Green Keynsham Bristol BS31 2DQ

**A two bedroom (formerly three bedroom) townhouse situated in the prestigious Old Vicarage Green complex, offered for sale WITH NO ONGOING CHAIN, requiring an early viewing to secure.**



REF: ASW5481

**Offers in Excess of £375,000**

**Two/three bedroom townhouse \* Kitchen/dining room \* Integral double garage  
\* Gas warm air heating \* Double/Triple glazing \* Views \* No ongoing chain \*  
Council tax band: D \* 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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**SITUATION:**

**KEYNSHAM** is a small town on the south eastern fringe of Bristol, adjoining countryside and situated within easy road and rail access to both Bristol and Bath and boasts good shopping facilities within the town, swimming pool, library and is renowned for its good selection of reputable schools.

**DESCRIPTION:**

Situated in the highly sought after "Old Vicarage Green" complex, this two/bedroom, three storey townhouse, offers spacious accommodation that gives a new owner the opportunity to enhance and modernise. The property is located within only a few hundred yards of High Street shops and amenities, and enjoys green views from the rear across Keynsham Rugby club pitches, while the front enjoys views across the resident's private gardens. Offered without chain complications, and with a high level of interest anticipated, an early viewing appointment is strongly advised by the seller's sole agent.

**APPROACH:**

The property is approached over a paved area approached from steps at each end. there is an outside storage area, and a door to:

**HALLWAY:**

This is situated on the first floor. Built in storage cupboard, staircase to lower level, door to living room and door to:

**CLOAKROOM:**

Opaque double glazed window to the side fitted with a white close coupled W.C, vanity wash hand basin.

**LIVING ROOM: 23' 9" x 13' 5" Including width of staircase (7.23m x 4.09m)**

This room has be enlarged by incorporating the third bedroom (which could be reinstated). Double glazed window to the front, two double windows to the rear enjoying views towards the rugby club and beyond, warm air floor heating ducting, television point, cupboard housing a lagged water cylinder with an immersion heater, large alcove with fitted shelving, staircase rising to the top floor.

**KITCHEN/DINING ROOM: 23' 2" x 13' 6" including width of staircase (7.06m x 4.11m)**

Situated on the ground floor. The kitchen area is situated towards the front and has a range of white high gloss wall and fitted base units with contrasting roll edge worksurface, inset single sink, integrated dishwasher, oven, four ring glass hob with cooker hood over, tiled flooring with warm air heating vents. The dining area has a double glazed door and a double glazed patio door overlooking and giving access onto the courtyard garden. Continuation of the ceramic floor tiling, fitted breakfast style bench. From the kitchen area there is a door that gives access to an integral double garage.

**SECOND FLOOR LANDING:**

Wood block flooring, built-in storage cupboard, door to remaining accommodation.

**BEDROOM ONE: 13' 4" x 13' 5" (4.06m x 4.09m)**

Two triple glazed windows enjoying similar views to the living room, wood block flooring, built-in wardrobe, night storage heater, warm air heating vents.

**BEDROOM TWO: 12' 2" x 6' 0" (3.71m x 1.83m)**

Triple glazed window to the front, wooden flooring with warm air heat vents, built-in wardrobe .

**BATHROOM:**

Triple glazed window to the front, enclosed shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, floor tiles with warm air venting also wall tiling.

**FRONT GARDEN:**

Each townhouse has an area above the protruding area of the integral garage.

**REAR GARDEN:**

At the rear is a courtyard garden, enjoying a Westerly aspect being enclosed with walling and laid fully to paving.

**DOUBLE GARAGE:**

There is an integral double garage, which at present is divided to provide a storage area at the front, with wooden concertina doors opening onto the parking space and road beyond. There is a utility area at the rear, with a sink and plumbing for automatic washing machine. Door giving access to the kitchen/dining room.

**N.B:**

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

**AGENTS NOTES:**

MANAGEMENT CHARGES FOR YEAR 2024 £312.60

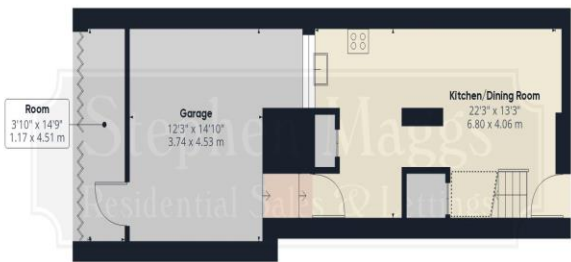




If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

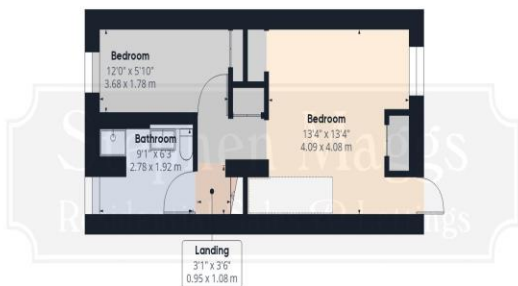
This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) before any offer is put forward.



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1233.33 ft<sup>2</sup>

114.58 m<sup>2</sup>

**Reduced headroom**

19.05 ft<sup>2</sup>

1.77 m<sup>2</sup>

(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.

GIRAFFE:360

**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)

37 Old Vicarage Green  
Keynsham  
BRISTOL  
BS31 2DQ

Energy rating

**D**

Valid until:

**12 August 2034**

Certificate  
number:

**1717-9014-3102-0098-2306**

Property type

Mid-terrace house

Total floor area

91 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		