

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

7 Buckingham Road Brislington Bristol BS4 3SP

AN EXTENDED Mock Tudor three bedroom terraced FAMILY HOME, conveniently situated off Bloomfield Road, offering spacious accommodation that simply must be viewed to be appreciated.



REF: ASW5487

Guide Price £425,000

**Extended Ground Floor Accommodation * 'L' shaped Kitchen/Breakfast Room
Living Room Leading To Dining Room * Three Bedrooms * Larger Than Average
Bathroom * Gas Central Heating & Double Glazing * Large Outhouse/Shed
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:

BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:

If you are looking for space, this mock Tudor family home has lots of it! Boasting a full width single storey extension, this fine property is conveniently situated off Bloomfield Road, therefore affording access to a wide range of local shops and amenities. We strongly advise an early viewing to avoid disappointment.

ENTRANCE PORCH:

Upvc double glazed entrance door, frosted double glazed windows to the front and side, further double glazed door to:

HALLWAY:

Double glazed window with fitted vertical blind to the front, built in storage cupboards, laminated timber flooring, single panelled radiator, understair recess, central heating thermostat/timer, staircase rising to first floor.

LIVING ROOM: 13' 1" into bay x 12' 5" (3.98m x 3.78m)

Two double glazed windows with fitted vertical blinds to the front, fireplace opening with fitted log burner, double panelled radiator, television point, laminated flooring, large square opening to:

DINING AREA: 11' 11" x 11' 1" (3.63m x 3.38m)

Double panelled radiator, continuation of laminated flooring, archway to:

KITCHEN/BREAKFAST ROOM: maximum dimensions 17' 9" x 16' 4" (5.41m x 4.97m)

'L' Shaped, double glazed window to the rear with fitted vertical blind, double glazed French doors with fitted vertical blinds overlooking and giving access onto the rear garden. The kitchen is fitted with a range of Grey hand painted wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine and dishwasher, built in single oven, four burner gas hob and cooker hood over, space for a large American style fridge/freezer, wall mounted gas fired combination boiler supplying central heating and domestic hot water, continuation of laminated flooring from Living room, double panelled radiator, access to loft space over the rear extension.

FIRST FLOOR LANDING:

Spacious landing with doors to all first floor accommodation.

BEDROOM ONE: 13' 2" x 9' 8" to wardrobes (4.01m x 2.94m)

Two double glazed windows to the front with fitted vertical blinds, single panelled radiator, extensive range of fitted wardrobes with mirrored sliding doors.

BEDROOM TWO: 11' 11" x 11' 2" (3.63m x 3.40m)

Double glazed window to the rear with fitted roller blind, double panelled radiator, access to a boarded loft which has power and light, two double glazed Velux windows and radiator.

BEDROOM THREE: 8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to the front with fitted vertical blind, single panelled radiator.

BATHROOM:

A larger than average bathroom having an opaque double glazed window to the rear with fitted vertical blind. The bathroom is fitted with a large shower cubicle with mixer shower having a fixed overhead and flexible hose shower, vanity wash hand basin, close coupled W.C, designer style radiator, recessed low voltage spotlights.

FRONT GARDEN:

The front is laid to paving providing off road parking.

REAR GARDEN:

At the rear is a garden enclosed with fencing, having an area of patio immediately adjacent to the rear of the house with floodlights and water point, the majority of the garden is laid to artificial grass.

OUTBUILDING:

Detached to the rear is a wooden outbuilding, having power and light, two double glazed windows and a rear door giving access onto the rear lane.

N.B:

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



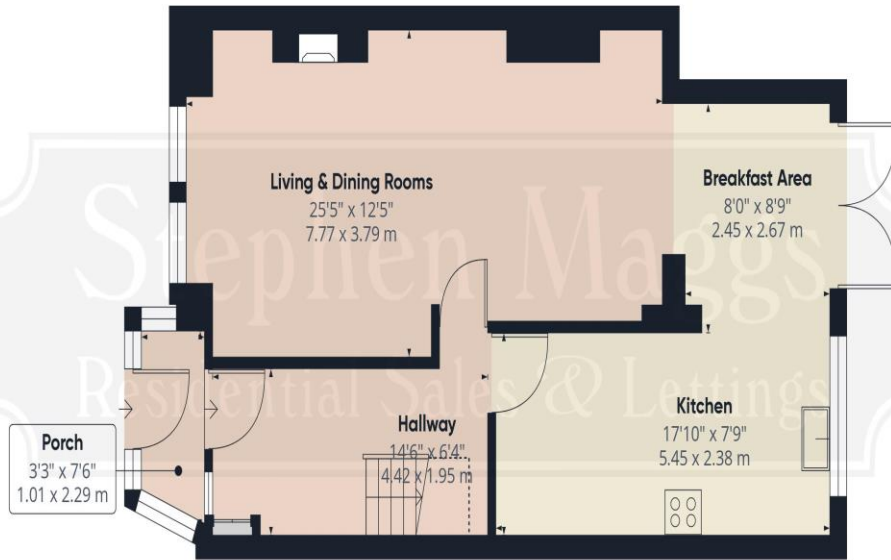


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If you are interested in putting an offer in on this property, I will need the following information from you first.

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

Approximate total area⁽¹⁾

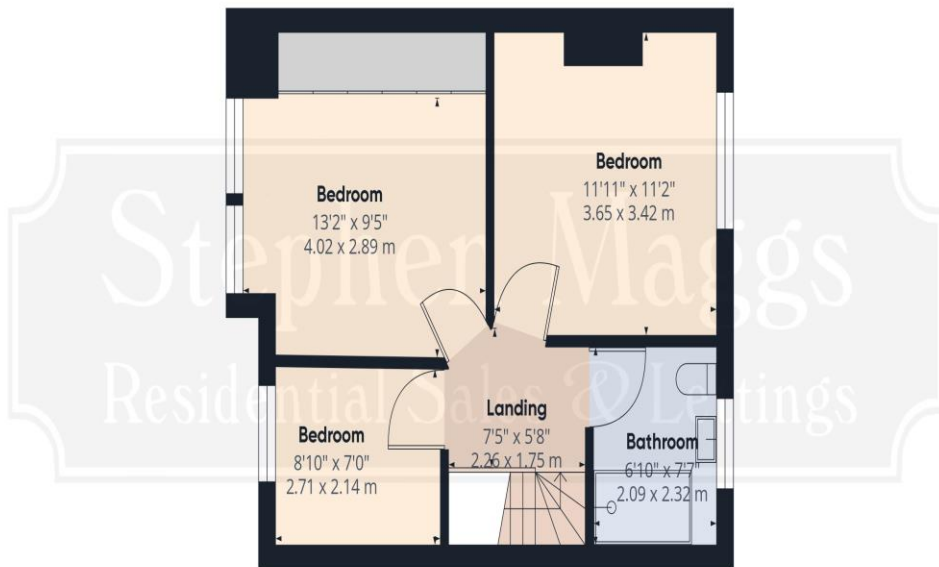
1046.14 ft²

97.19 m²

Reduced headroom

12.27 ft²

1.14 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

Energy performance certificate (EPC)

7 Buckingham Road
BRISTOL
BS4 3SP

Energy rating

D

Valid until:

13 September 2033

Certificate
number:

1537-5121-8300-0747-0292

Property type

Mid-terrace house

Total floor area

101 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 C.

[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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		