

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**145 Stockwood Road  
Stockwood  
Bristol BS14 8JN**

**Offered for sale WITH NO ONGOING CHAIN, this three bedroom detached family home NOW REQUIRES A PROGRAM OF UPDATING. Call to book your viewing without delay!**



REF: ASW5486

**Offers in Excess of £300,000**

**Extended three bedroom detached \* No onward chain \* Gas central heating & double glazing \* Garage & parking \* 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:**

**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 to buy an extended three bedroom detached, and immediately 'Put Your Own Stamp' on it! Situated in a slightly elevated position on Stockwood Road, with attached garage and parking. Call the sole selling agent without delay to book your accompanied viewing appointment.

**HALLWAY:**

Opaque double glazed entrance door, double panelled radiator, telephone point, staircase rising to first floor, door to:

**DINING ROOM: 10' 6" x 8' 1" (3.20m x 2.46m)**

Double glazed window to the rear, single panelled radiator, large walk in understair cupboard housing the electric consumer box.

**CLOAKROOM:**

Opaque double glazed window to the front, fitted with a white close coupled W.C.

**LIVING ROOM: 21' 1" x 13' 9" narrowing to 9' 10" (6.42m x 4.19m)**

This incorporates part of the forward extension. Double glazed window to the front, smaller double glazed window to the side, two panelled radiators, gas fire having a back boiler supplying central heating and domestic hot water, television point, telephone point, wiring for wall lights, glazed double doors to:

**KITCHEN: 10' 6" x 8' 6" (3.20m x 2.59m)**

Double glazed window to the rear, opaque double glazed door and side window overlooking and giving access onto the rear garden. Fitted wall and base units with worktop surface, inset stainless steel single drainer sink unit, electric cooker point with fitted cooker hood over, space and plumbing for automatic washing machine, tiled splashbacks, single panelled radiator.

**FIRST FLOOR LANDING:**

Double glazed window to the side, access to loft space with retractable ladder, doors to first floor accommodation.

**BEDROOM ONE: 13' 10" maximum x 9' 10" (4.21m x 2.99m)**

Double glazed window to the rear, single panelled radiator, telephone point, large built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater.

**BEDROOM TWO: 10' 10" x 9' 10" (3.30m x 2.99m)**

Double glazed window to the front, single panelled radiator.

**BEDROOM THREE: 10' 8" x 6' 9" (3.25m x 2.06m)**

Double glazed window to the rear, single panelled radiator, fitted wardrobe.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a three piece suite comprising of a bath, pedestal wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

**FRONT GARDEN:**

At the front is an open plan garden laid to lawn with concrete hardstanding providing parking for one car leading to the garage, with a pathway to the other side leading via a wooden gate to the rear garden.

**REAR GARDEN:**

Immediately to the rear is an area laid to crazy pave patio which extends to the rear of the attached garage, with then steps up to a second area of garden which is in need of cultivation.

**GARAGE:**

A single garage attached to the side having a metal up and over door, power and light connected and a rear personal door.



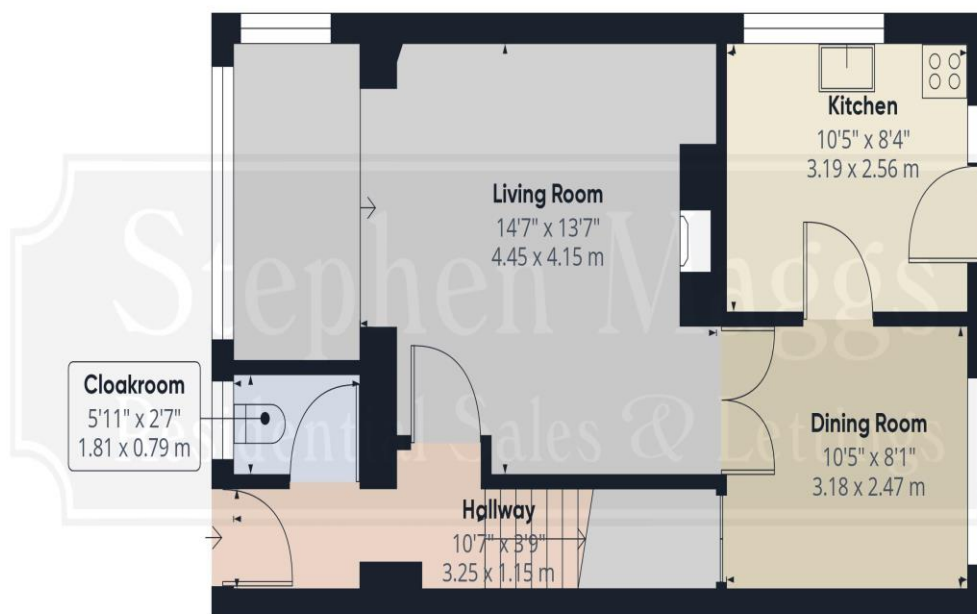


If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



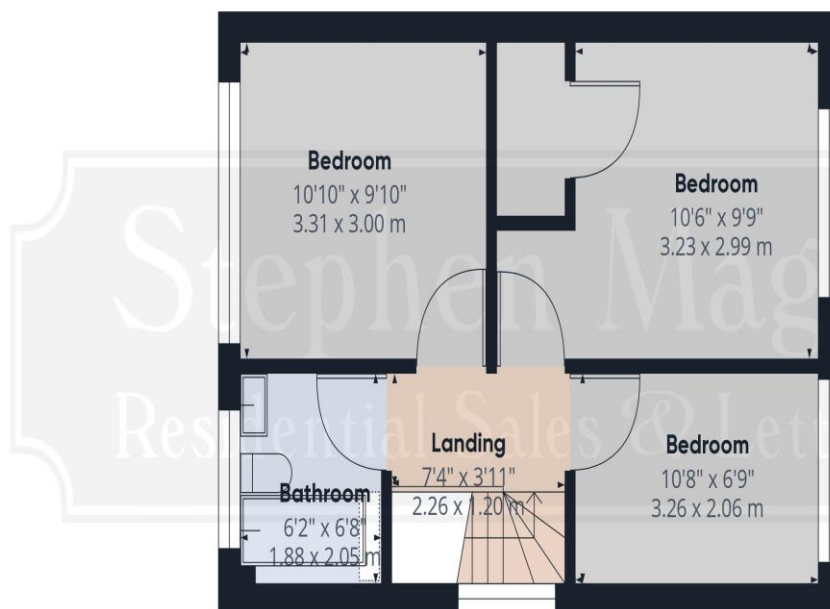


Floor 0

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

898.36 ft<sup>2</sup>

83.46 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

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#### 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)

145 Stockwood Road  
BRISTOL  
BS14 8JN

Energy rating

**D**

Valid until:

**20 August 2034**

Certificate  
number:

**8020-2085-0178-9005-0463**

Property type

Detached house

Total floor area

88 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

