



*Valuations based on experience!*

**56 Dutton Road  
Stockwood  
Bristol BS14 8BS**

**NO ONGOING CHAIN with this three bedroom STARTER HOME, offering well presented accommodation, and OFF-STREET PARKING**



REF: ASW5488

**Offers in Excess of £259,000**

**Three bedroom terrace \* Kitchen/dining room \* Bathroom with separate W.C.  
Gas central heating & double glazing \* Off-street parking \* Enclosed rear  
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](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:**

Ideally suited to first time buyers and investors alike. This three bedroom terraced starter home is available without ongoing chain complications, and offers gas central heating, double glazing, an enclosed rear garden, and off-street parking for two cars. Call to book your accompanied viewing without delay!

**HALLWAY:**

Opaque double glazed entrance door and side screen, fitted display cupboard with base cupboard housing electric meter, telephone point, panelled radiator, useful understair storage cupboards, staircase rising to first floor.

**LIVING ROOM: 13' 0" x 11' 8" (3.96m x 3.55m)**

Double glazed window to the front, decorative fireplace, with electric focal point fire, television point.

**KITCHEN/DINING ROOM: 17' 11" x 9' 5" (5.46m x 2.87m)**

Double glazed window to the rear, double glazed French doors overlooking and giving access onto the rear garden. The kitchen is fitted with an extensive range of White Hi-Gloss fitted wall units with fitted light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, fitted five burner cooking range with cooker hood over, space for American style fridge/freezer, space and plumbing for automatic washing machine.

**FIRST FLOOR LANDING:**

Access to part boarded loft space, doors to first floor accommodation.

**BEDROOM ONE: 13' 7" x 13' 4" maximum (4.14m x 4.06m)**

Double glazed window to the front, fitted bedroom furniture comprising wardrobes and drawer units, double panelled radiator, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM TWO: 13' 7" x 9' 3" (4.14m x 2.82m)**

Double glazed window to the rear, double panelled radiator, dado rail.

**BEDROOM THREE: 9' 8" x 8' 9" (2.94m x 2.66m)**

Double glazed window to the front, double panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a White panelled bath with mixer tap and separate electric shower over, glass shower screen, pedestal wash hand basin, double panelled radiator.

**SEPARATE W.C:**

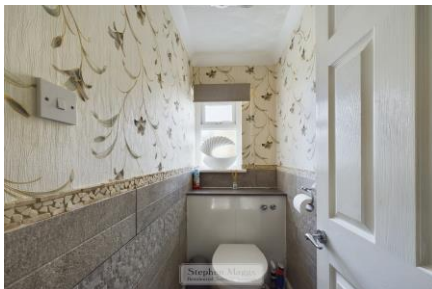
Opaque double glazed window to the rear with fitted roller blind, W.C with concealed cistern.

**FRONT GARDEN:**

The front is laid to hardstanding providing off road parking for two cars, with a communal walkway giving access via a gate to the rear garden.

**REAR GARDEN:**

At the rear is a garden enclosed with fencing, having an area of patio immediately adjacent to the house with then five steps up to the main area of garden, which is laid to a combination of artificial grass and paving, with two block built storage sheds and a covered sitting area.





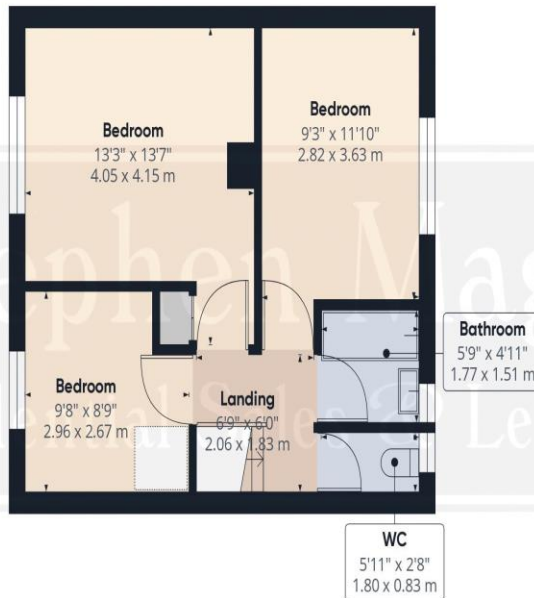
If you are interested in putting an offer in on this property, I will need the following information from you first.

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

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

816.66 ft<sup>2</sup>

75.87 m<sup>2</sup>

(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.

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)

56 DUTTON ROAD  
STOCKWOOD  
BRISTOL  
BS14 8BS

Energy rating

D

Valid until

30 April 2031

Certificate number

4020-0055-0168-9006-0923

## Property type

Mid-terrace house

## Total floor area

78 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)