

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**86 Craydon Grove  
Stockwood  
Bristol BS14 8EY**

**A THREE BEDROOM SEMI DETACHED SITUATED IN A CUL-DE-SAC WITH  
OUTSTANDING RURAL VIEWS.**



REF: ASW5489

**£270,000**

**Entrance Hallway \* Front Living Room \* Fitted Kitchen/Dining Room \* Three  
Bedrooms \* Bathroom \* Gas Central Heating & Hardwood Double Glazing  
23ft Garage \* Generous Rear Garden \* Council Tax Band: B \* Epc Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents  
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Bristol, BS14 0PU

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**APPROACH:**

The approach to the entrance hallway is via a wooden front door.

**HALLWAY:**

Staircase rising to the first floor accommodation, small under stair storage cupboard, panelled radiator, meter cupboard, door to:

**LIVING ROOM: 14' 0" x 12' 6" (4.26m x 3.81m)**

Double glazed bay window, fireplace incorporating a living coal independent gas fire, set into marble hearth and back panel with wooden surround, double panelled radiator, co-ordinated decor.

**KITCHEN/DINING ROOM:****KITCHEN AREA: 9' 4" x 7' 4" (2.84m x 2.24m)**

The kitchen is fitted with a range in Pine units comprising of floor and wall hung units combining cupboards, drawers and worktops, inset ceramic hob, built in oven, extractor hood and light, inset sink, plumbing for automatic washing machine, to the rear is a double glazed window and door overlooking and giving access onto the rear garden, finished with laminated flooring and part tiled walls.

**DINING AREA: 11' 0" x 9' 10" (3.35m x 3m)**

Hardwood double glazed sliding patio doors, panelled radiator.

**FIRST FLOOR LANDING:**

Approached by the aforementioned staircase in the hallway, access to the roof space.

**BEDROOM ONE: 13' 3" x 9' 6" (4.04m x 2.89m)**

Situated to the front of the property with hardwood double glazed window, panelled radiator, extensively fitted with a wide range of bedroom furniture comprising of wardrobes, drawer units, bed recess with cabinets and overhead storage boxes, in addition to this a built in cupboard which houses a 'Vaillant' gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM TWO: 10' 6" x 9' 2" (3.20m x 2.79m)**

Situated to the rear of the property with a hardwood double glazed window overlooking the rear garden and the adjoining Countryside with far reaching views, panelled radiator.

**BEDROOM THREE: 9' 8" x 9' 0" (2.95m x 2.74m)**

Situated to the front of the property with a hardwood double glazed window, panelled radiator, at present having a fitted desk and wardrobe.

**BATHROOM:**

Fitted with a suite comprising of a panelled bath with electric shower, vanity wash hand basin in a mahogany base, flush WC, completely tiled walls, hardwood opaque double glazed window, panelled radiator, laminated flooring.

**FRONT GARDEN:**

There is a small frontage set behind walling to the side there is a driveway which in turn leads to:

**GARAGE: 23' 8" x 8' 0" (7.21m x 2.44m)**

There is a single garage with up and over door, power and light connected, built in work bench, door giving access to:

## REAR GARDEN:

The rear garden enjoys a South Easterly aspect, the garden is arranged with a flagstone sitting area immediately adjacent to the rear of the property and within the confines of the garden there is a useful block built shed, two green houses. The garden itself has a water feature with rockery and beyond this there is a further sitting area, flower borders and lawn. All backing onto open fields and enjoying the aforementioned views. Also the property has outside lighting.



## 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.



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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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.

# Energy performance certificate (EPC)

86 Craydon Grove BRISTOL BS14 8EY	Energy rating <b>C</b>	Valid until: <b>24 September 2034</b>
		Certificate number: <b>6020-2016-0103-5003-0413</b>

Property type	Semi-detached house
Total floor area	81 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 C. 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+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	72 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

