

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**17 Beaufort Road
Downend
Bristol BS16 6UQ**

A BLANK CANVASS WAITING FOR AN ARTIST! This 1950's built three bedroom terrace requires a complete program of updating, and with a high level of interest anticipated, AN EARLY VIEWING IS REQUIRED!



REF: ASW5504

Asking Price £275,000

**Three Bedroom Terrace * Good Size Living Room * Kitchen & Utility Room
Double Glazing * South Facing Rear Garden * Priced To Reflect Required
Updating * No Ongoing Chain * Council Tax Band: B * EPC Rating: F**

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:

The property is situated in **DOWNEND**, which is situated in East Bristol close to the motorway network and A4174 ring road. There is a wide range of local shops and amenities in Downend, and a large shopping area at nearby Emersons Green. There are river walks along the Frome Valley Walkway very closeby.

DESCRIPTION:

A totally blank canvass awaiting a painter! This 1950's three bedroom terraced house is situated in a sought after location, and now requires a complete program of updating. Enhanced by a South facing rear garden, and offering the potential for off-street parking. A high level of interest is anticipated, so book your accompanied viewing without delay!

HALLWAY:

Upvc door with opaque double glazed sidescreen, understair recess, staircase rising to first floor.

LIVING ROOM: 18' 4" x 13' 11" narrowing to 10' 7" (5.58m x 4.24m)

Double glazed window to the front with fitted venetian blind, double glazed window to the rear with fitted venetian blind, electric fire, television point, picture rail, glazed door to:

KITCHEN: 9' 10" x 8' 10" (2.99m x 2.69m)

Double glazed window to the rear. The kitchen has fitted wall and base units, but is in need of complete re-fitment, shelved larder, door to utility room, opaque double glazed door giving access onto the rear garden.

UTILITY ROOM: 6' 10" x 6' 10" (2.08m x 2.08m)

Opaque double glazed door giving access to the front, fitted cupboards, electric and gas meter, walk in storage cupboard, door returning to the kitchen.

FIRST FLOOR LANDING:

Double glazed window to the rear, access to loft space, door to all first floor accommodation.

BEDROOM ONE: 12' 4" x 13' 3" reducing to 10' (3.76m x 4.04m)

Double glazed window to the front with fitted venetian blind, gas wall heater, television point, built in over stair wardrobe.

BEDROOM TWO: 10' 7" x 9' 11" plus door recess (3.22m x 3.02m)

Double glazed window to the front with fitted venetian blind.

BEDROOM THREE: 8' 1" x 7' 6" (2.46m x 2.28m)

Double glazed window to the rear with fitted venetian blind, built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white panelled bath, wall attached wash hand basin, tiled surround.

SEPARATE W.C:

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

FRONT GARDEN:

The front is a garden enclosed by a low boundary wall, laid to lawn with surrounding flowerbed, with pathway giving access to the front door. A number of neighbours have utilised this space to provide off road parking.

REAR GARDEN:

At the rear is a South facing garden which is enclosed with lapwood fencing, laid to a combination of patio and lawn with flowerbed and mature shrubbery.

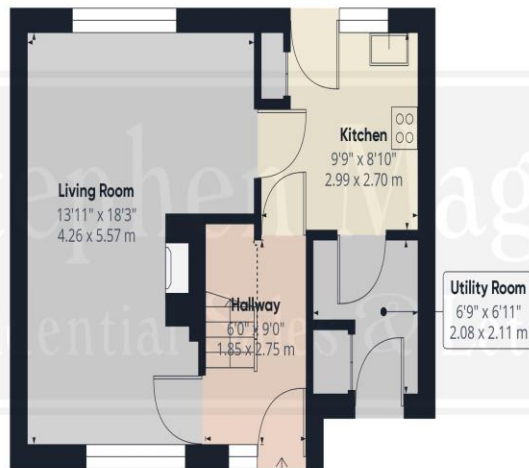




If you are interested in putting an offer in on this property, I will need the following information from you first.

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



Floor 1

Approximate total area⁽¹⁾

800.18 ft²

74.34 m²

Reduced headroom

13.86 ft²

1.29 m²

(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)

17 Beaufort Road
Downend
BRISTOL
BS16 6UQ

Energy rating

F

Valid until:

29 October 2034

Certificate
number:

9704-0200-8404-4053-0500

Property type

Mid-terrace house

Total floor area

81 square metres

Rules on letting this property

! You may not be able to let this property

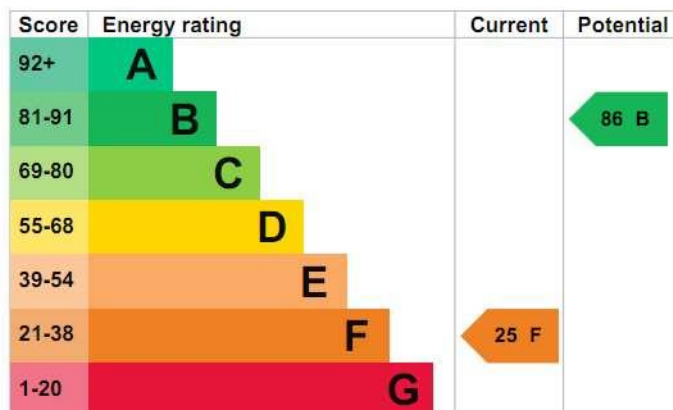
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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