

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**8 Harrington Avenue
Stockwood
Bristol BS14 8JT**

This EXTENDED THREE bedroom semi offers QUALITY ACCOMMODATION, and simply MUST BE VIEWED TO BE APPRECIATED.



REF: ASW5510

Asking Price £350,000

**Extended Three Bedroom Family Home * Large Living Room * Kitchen/Dining Room * Cloakroom * Refitted Bathroom * Gas Central Heating & Double Glazing * Enclosed Rear Garden With Workshop * Garage & Parking
Council Tax Band: C * EPC Rating: C**

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:

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:

This very well presented, extended three bedroom semi detached family home, requires only an internal viewing to be appreciated. Enhanced by an attractive rear garden which comes with an insulated workshop/office, the property enjoys both gas central heating & double glazing, together with an garage & additional parking. A high level of interest is anticipated, so call to book your accompanied appointment without delay!

HALLWAY:

Opaque double glazed entrance door, laminated flooring, double panelled radiator, staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the side, having space saving close coupled W.C with integral washbasin, single panelled radiator.

KITCHEN/DINING ROOM: 16' 6" x 14' 0" narrowing to 10' 5" (5.03m x 4.26m)

This incorporates the single storey extension at the front. Two double glazed windows to the front. The kitchen is fitted with an extensive range of White fronted wall units with fitted cornice and light pelmets concealing worksurface lighting, base fitted units with contrasting roll edged worktop surfaces, inset single drainer sink unit with mixer tap and separate filtered water tap, appliances built in to include single oven, four burner gas hob with cooker re-cycle hood over, dishwasher, fridge and freezer, space for washing machine and dishwasher, laminated flooring, recessed low voltage ceiling spotlights, designer radiator, large square opening to:

LIVING ROOM: 16' 9" x 14' 10" (5.10m x 4.52m)

Double glazed French doors with side panels overlooking and giving access onto the rear garden, feature fireplace with log burner, designer radiator, continuation of laminated flooring from the kitchen/dining room, understair storage cupboard housing the electric meter.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted venetian blind, access to loft space with concertina ladder, low voltage ceiling spotlights, doors to first floor accommodation.

BEDROOM ONE: 13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to the rear with fitted roller blind, single panelled radiator, laminated timber flooring, built in cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM TWO: 11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to the front with fitted venetian blind, panelled radiator, control for underfloor heating in bathroom.

BEDROOM THREE: 10' 6" x 6' 8" (3.20m x 2.03m)

Double glazed window to the rear, panelled radiator, recessed low voltage ceiling spotlights.

BATHROOM:

Opaque double glazed window to the front with fitted venetian blind, refitted with a white suite comprising of 'P' shaped bath with mixer shower over and folding glass shower screen, vanity wash hand basin, close coupled W.C, tiled walls, designer radiator, tiled flooring with underfloor heating, recessed ceiling spotlights, fitted heated wall mirror.

FRONT GARDEN:

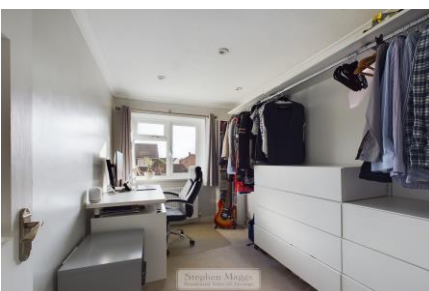
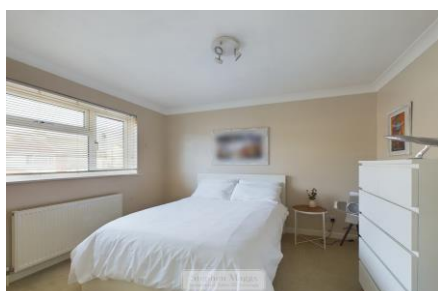
The front is completely laid to block paving providing off road parking for several cars, with outside light, giving access to the garage.

GARAGE:

There is a single garage attached to the side having an electrically operated metal up and over door, power and light connected and a rear personal door.

REAR GARDEN:

At the rear is a garden that is enclosed with lapwood fencing, having an area of decking with in built lighting and Pergola over directly adjacent to the house, beyond which is a garden laid primarily to lawn, to the side of the decking there is an area of concrete with covered BBQ housing, outside power. There is a timber workshop which is fully insulated, possibly suitable for an office, having full power and lighting.





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.



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)

8 Harrington Avenue
BRISTOL
BS14 8JT

Energy rating

C

Valid until:

14 November 2034

Certificate
number:

8501-5084-5002-0199-0492

Property type

Semi-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 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

