

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**4 Courtney Way  
Kingswood  
Bristol BS15 9RB**

**This THREE BEDROOM TERRACE is being offered for sale with NO ONGOING CHAIN, and is priced to allow for some updating**



REF: ASW5516

**Asking Price £275,000**

**Three bedroom terrace \* Through lounge/dining room \* Gas central heating  
Double glazing \* Garden & Garage \* No ongoing chain  
EPC Rating: D \* Council tax band: B**

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:**

The property is situated in **KINGSWOOD** which is situated on the East side of Bristol. Kingswood has a vibrant High Street with many well known retail outlets, pubs, bars and restaurants, together with regular bus services to the City centre and adjoining suburbs.

**DESCRIPTION:**

Offered for sale without an ongoing chain, this 1960's built three bedroom terrace is waiting to be updated to your own taste. The property enjoys both gas central heating & double glazing, has a manageable garden and a garage at the rear. Priced to allow for updating, we anticipate a high level of interest, so call to arrange our accompanied viewing without delay!

**ENTRANCE PORCH:**

Opaque double glazed entrance door and sidescreen, further glazed door and sidescreen to:

**HALLWAY:**

Double panelled radiator, staircase rising to first floor.

**LOUNGE/DINING ROOM: 24' 4" x 14' 10" narrowing to 8'9" (7.41m x 4.52m)**

Double glazed window to the front, double glazed French doors overlooking and giving access onto the rear garden, two panelled radiators, television point, dado rail, door to:

**KITCHEN: 9' 10" x 8' 9" (2.99m x 2.66m)**

Double glazed window to the rear, opaque double glazed door giving access onto the rear garden. Range of fitted wall and base units with roll edged worktop surface, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, electric cooker point, built-in understair storage cupboard, Ideal Mexico gas fired boiler supplying central heating and domestic hot water, telephone point.

**FIRST FLOOR LANDING:**

Built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater, access to loft space with retractable ladder, doors to first floor accommodation.

**BEDROOM ONE: 12' 1" plus wardrobes x 10' 10" (3.68m x 3.30m)**

Double glazed window to the front, built-in mirror fronted wardrobes, radiator.

**BEDROOM TWO: 10' 11" x 10' 0" (3.32m x 3.05m)**

Double glazed window to the rear, panelled radiator.

**BEDROOM THREE: 7' 8" x 6' 8" (2.34m x 2.03m)**

Double glazed window to the front, panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear with fitted roller blind, fitted with a shower cubicle having a Triton electric shower, vanity wash hand basin, close coupled W.C, tiled walls and floor, double panelled radiator.

**FRONT GARDEN:**

At the front is a garden enclosed with low boundary wall, being laid to coloured chippings and flowerbed.

**REAR GARDEN:**

At the rear is a garden enclosed with a combination of walling and fencing, having an area of patio immediately adjacent to the house with security flood flight, an area laid to coloured stones with surrounding flower border, timber garden shed and a rear pedestrian access.

**GARAGE:**

There is a single garage situated at the rear, having a metal up and over 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.



#### 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)

4 Courtney Way  
BRISTOL  
BS15 9RB

Energy rating

**D**

Valid until:

**15 December 2034**

Certificate  
number:

**2020-5952-6040-7094-6095**

Property type

Mid-terrace 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 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

