

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**19 Oakhill Avenue
Bitton
Bristol BS30 6JX**

Offered for sale with NO ONGOING CHAIN, this two bedroom staggered end of terrace is LARGER THAN IT APPEARS, and requires an internal viewing to BE APPRECIATED.



REF: ASW5518

Offers in Excess of £270,000

**Two Bedroom End Of Terrace * Kitchen/Dining Room * Gas Central Heating
& Double Glazing * Garage & Garden * No Onward Chain
EPC Rating: C * 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 email@stephenmaggs.co.uk

SITUATION:

BITTON is located on the South East edge of Bristol beyond Longwell Green on the way to Bath. Longwell Green has a wide range of large stores, a leisure centre, and affords easy access to the Ring Road. A varied range of local shops and facilities are available at nearby Hanham, and more comprehensive facilities are available in Keynsham which is only a few miles away.

DESCRIPTION:

Offering accommodation that is larger than it looks from the outside, this two bedroom end of terrace is offered for sale without the complication of an ongoing chain. Boasting gas central heating (combi boiler), double glazing, enclosed rear garden & a garage, the property is ideally suited to first time buyers or investors. Call the selling agent without delay to book your accompanied viewing appointment.

ENTRANCE PORCH:

Opaque double glazed entrance door, opaque double glazed window to the side, gas and electric meters, courtesy light, part glazed door to:

LIVING ROOM: 14' 5" INCLUDING WIDTH OF STAIRCASE x 11' 10" (4.39m x 3.60m)

Double glazed window to the front, gas coal effect fire set to decorative fireplace with wooden surround, double panelled radiator, television point, telephone point, laminated timber flooring, staircase rising to first floor.

KITCHEN/DINING ROOM: 14' 7" x 11' 9" (4.44m x 3.58m)

Double glazed windows to the side and rear (each with a fitted Venetian blind), double glazed door giving access onto the rear garden. The kitchen area is fitted with a range of Maple effect wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, electric cooker point, space & plumbing for dishwasher and washing machine, tiled splashbacks, tiled flooring, double panelled radiator, 'Worcester' gas fired combination boiler supplying central heating and domestic hot water, electric extractor fan.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted Venetian blind, access to the loft with retractable aluminium ladder, doors to first floor accommodation.

BEDROOM ONE: 11' 10" x 11' 3" (3.60m x 3.43m)

Double glazed window to the front with fitted Venetian blind, single panelled radiator, built-in over stair storage cupboard.

BEDROOM TWO: 11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Fitted with a white suite comprising of a panelled bath with mixer shower, shower rail and curtain, vanity wash hand basin, W.C with concealed cistern, tiled walls and floor, single panelled radiator, recessed low voltage spotlights, extractor fan.

FRONT GARDEN:

At the front is an open plan garden laid to lawn with inset flower bed, pathway leading via a side wooden gate to the rear garden.

REAR GARDEN:

At the rear is a garden enclosed with wooden fencing, having an area of patio immediately to the rear with water point and outside light, beyond which is a central area laid to slate with surrounding flower bed.

GARAGE:

There is a single garage in a block to the rear, with an additional parking to the fore.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





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 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)

19, Oakhill Avenue
Bitton
BRISTOL
BS30 6JX

Energy rating

C

Valid until:

20 January 2027

Certificate
number:

8193-7529-4530-7969-9922

Property type

End-terrace house

Total floor area

70 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)

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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+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		