

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 62 Woodbridge Road Knowle Bristol BS4 2EU

**Situated in a SOUGHT AFTER ROAD, this traditional three bedroom END TERRACE is offered for sale with NO ONGOING CHAIN, and boasts a DOUBLE GARAGE at the rear.**



REF: ASW5515

**Asking Price £650,000**

**Quality traditional family home \* Double garage & parking space  
Gas central heating & double glazing \* Sought after road  
No ongoing chain \* Council tax band: C \* EPC Rating: D**

Viewing: By appointment with Stephen Maggs Estate Agents  
Hamilton House, 107 Bristol Road, Whitchurch Village  
Bristol, BS14 0PU

Telephone: 01275 892228

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**SITUATION:**

KNOWLE is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

**DESCRIPTION:**

Offered for sale without the complication of an ongoing chain, this traditional three bedroom end of terrace family home is sure to attract a good deal of interest. Situated in a sought after road, and boasting a double garage at the rear, the property offers quality accommodation that must be viewed to be appreciated. Contact the sole selling agent to arrange your accompanied viewing without delay!

**ENTRANCE PORCH:**

Composite entrance door, opaque double glazed windows to both the front and the rear, inset matwell, laminated flooring, glazed door to:

**HALLWAY:**

A very large welcoming hallway with a double glazed arched window to the side, single panelled radiator, two understair cupboards (one housing a Worcester gas fired boiler supplying central heating and domestic hot water), telephone point, picture rail, staircase rising to the first floor, door to:

**CLOAKROOM:**

Stained glass leaded triple glazed porthole style window to the front, fitted with a white close coupled W.C, vanity wash hand basin, picture rail, single panelled radiator, built in coat cupboard.

**LIVING ROOM: 12' 10" plus bay x 12' 8" (3.91m x 3.86m)**

Double glazed bay window to the front with stained glass leaded transit, two single panelled radiators, gas coal effect fire set to a decorative fireplace with timber surround, picture rail, television point, square opening to:

**DINING ROOM: 12' 11" x 12' 4" (3.93m x 3.76m)**

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden, single panelled radiator, picture rail.

**KITCHEN: 13' 1" x 7' 9" (3.98m x 2.36m)**

Two double glazed windows to the side (each with fitted roller blind). The kitchen is fitted with a range of light oak fronted wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, gas cooker point, space for undercounter fridge, tiled surround, one single panelled radiator, one double panelled radiator, half glazed door to:

**REAR PORCH:**

Double glazed windows to rear and side, single panelled radiator, double glazed door to the rear garden, door to:

**UTILITY ROOM:**

Opaque double glazed window to the rear, fitted work surface with space and plumbing under for automatic washing machine, fitted wall cupboards, tiled splashback.

**FIRST FLOOR LANDING:**

Picture rail, doors to all first floor accommodation.

**BEDROOM ONE: 15' 5" into bay x 10' 9" to wardrobes (4.70m x 3.27m)**

Double glazed bay window to the front with stained glass leaded transits, double panelled radiator, range of fitted bedroom furniture comprising of wardrobes with central dressing table, overhead storage boxes, picture rail.

**BEDROOM TWO: 12' 11" x 8' 7" to wardrobes (3.93m x 2.61m)**

Double glazed window to the rear, range of fitted wardrobes with overhead storage cupboards, single panelled radiator, picture rail.

**BEDROOM THREE: 10' 9" x 7' 5" (3.27m x 2.26m)**

Double glazed window to the front with stained glass leaded transit, double panelled radiator, picture rail, access to loft space with retractable ladder and light.

**BATHROOM: 9' 10" x 7' 6" (2.99m x 2.28m)**

A larger than average bathroom, opaque double glazed windows to the side and rear (each with fitted roller blind), large walk in shower with mixer shower, separate tiled shower cubicle, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator, built in cupboard housing lagged hot water cylinder.

**FRONT GARDEN:**

At the front is a garden enclosed by low boundary wall with wrought iron trellis, being laid to brick paviours providing off road parking for one car, beside which is an area of artificial lawn with surrounding flowerbed, gate giving access onto the rear garden.

**REAR GARDEN:**

At the rear is a garden that is enclosed with a combination of walling and fencing, having an area of patio immediately adjacent to the house, then an area of artificial lawn, side flowerbed, there is an area to the side of the house that has a further flowerbed with garden shed and waterpoint.

**DOUBLE GARAGE: 16' 6" x 15' 8" (5.03m x 4.77m)**

There is a double garage at the rear, having a metal up and over door, having power and light connected, windows to the rear and side, personal door returning to the rear garden.



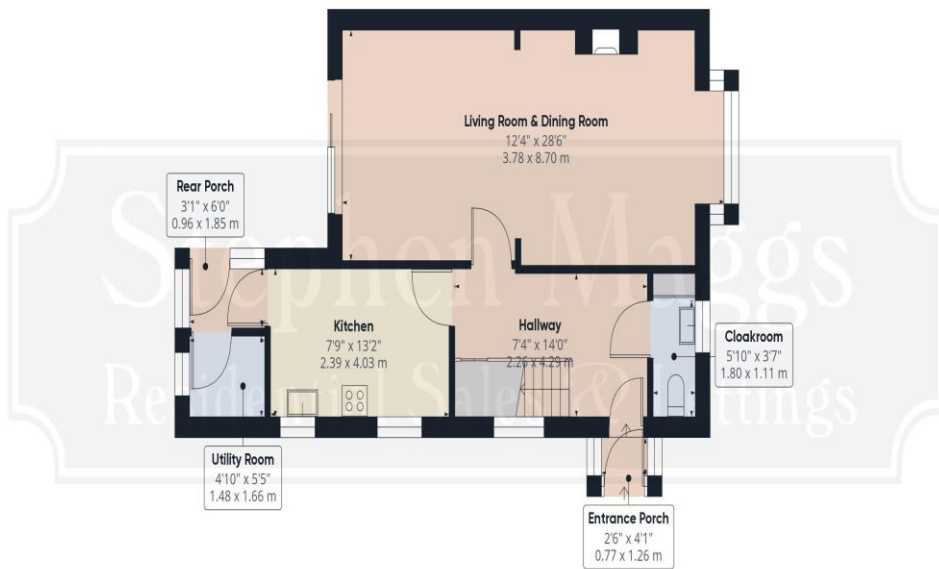


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If you are interested in putting an offer in on this property, I will need the following information from you first.

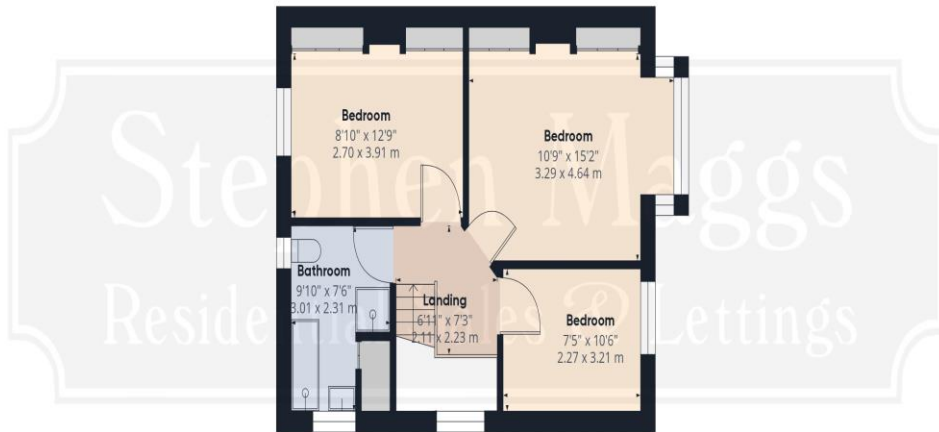
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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.



Floor 0

Approximate total area<sup>(1)</sup>  
1131.19 ft<sup>2</sup>  
105.09 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

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**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)

62 Woodbridge Road  
BRISTOL  
BS4 2EU

Energy rating

**D**

Valid until:

**2 December 2034**

Certificate  
number:

**4706-3004-3002-0102-0792**

Property type

Semi-detached house

Total floor area

112 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 C.

[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>		
69-80	<b>C</b>		78 <b>C</b>
55-68	<b>D</b>	64 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		