

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **10 Hanford Court Stockwood Bristol BS14 8BD**

**\*\* YOU DON'T NEED TO BE OLD TO BUY A BUNGALOW! \*\* NO ONWARD CHAIN with this TWO BEDROOM bungalow, priced to reflect the need for some updating**



REF: ASW5520

**Guide Price £245,000**

**Two bedroom bungalow \* Large living room with kitchen off \* Conservatory \*  
Gas central heating & double glazing \* Garden \* Needs some updating \*  
Council tax band: B \* EPC Rating: D**

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:**

**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:**

Situated off the bottom of Sturminster Road, this two bedroom terraced bungalow is offered for sale without the complication of an ongoing chain. The bungalow offers both gas central heating & double glazing, AND has a double glazed conservatory. Priced to reflect the need for some updating, so a high level of interest is anticipated. Call to book your accompanied viewing without delay!

**HALLWAY:**

Opaque double glazed entrance door, dado rail, single panelled radiator, access to loft space, shelved storage cupboard, door to:

**LARGE WALK IN CUPBOARD: 9' 6" x 4' 10" (2.89m x 1.47m)**

Having light and a single panelled radiator.

**LIVING ROOM: 15' 2" x 15' 1" (4.62m x 4.59m)**

A large open living room with a double glazed window and double glazed door overlooking and giving access to the Conservatory, John Baines stone built fireplace, double panelled radiator, television point, opening to:

**KITCHEN: 10' 10" x 6' 10" (3.30m x 2.08m)**

Double glazed window to the front, fitted with a range of Oak fronted wall and base units with tiled worktop surfaces, inset 1.5 bowled single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, space and plumbing for automatic washing machine, gas fired boiler supplying central heating and domestic hot water, panelled radiator, telephone point.

**CONSERVATORY: 11' 9" x 7' 5" (3.58m x 2.26m)**

A double glazed Conservatory with a polycarbonate roof, tiled flooring, double glazed French doors overlooking and giving access onto the garden.

**BEDROOM ONE: 11' 5" x 9' 6" (3.48m x 2.89m)**

Double glazed window to the front, double panelled radiator.

**BEDROOM TWO: 13' 11" x 9' 0" plus door recess (4.24m x 2.74m)**

Double glazed window to the rear, panelled radiator.

**BATHROOM:**

A larger than average bathroom having an opaque double glazed window to the front. Large walk in shower cubicle with a Mira electric shower, pedestal wash hand basin, close coupled W.C, tiled surrounds, tiled floor, single panelled radiator.

**FRONT GARDEN:**

There is a small open plan garden laid to lawn.

**REAR GARDEN:**

At the rear is a garden that is enclosed with timber fencing, having an area of patio immediately to the rear of the house with then an area of lawn, further patio, timber garden shed, rear access.

**COMMUNAL PARKING:**

There are communal parking bays for residents.



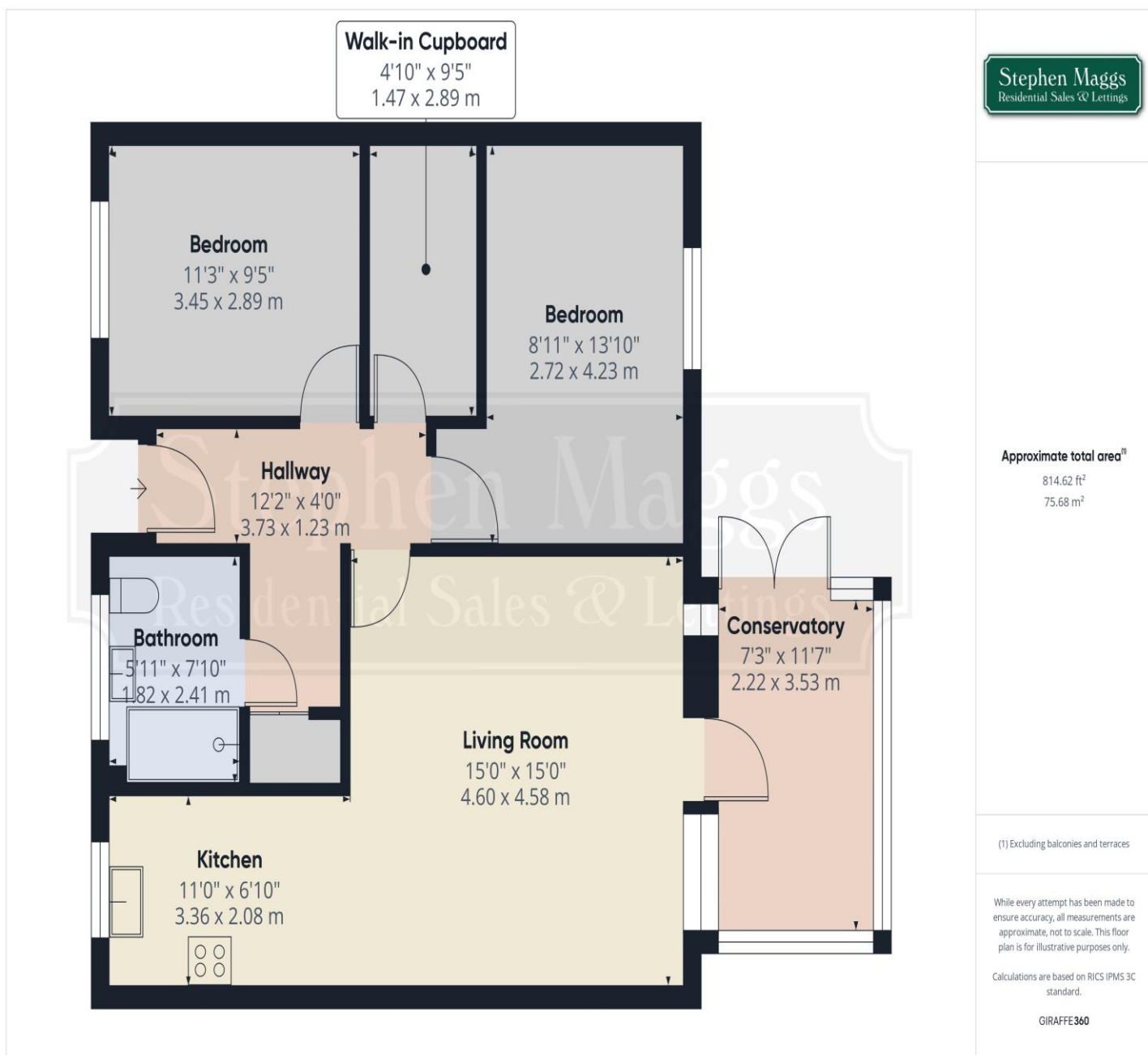


If you are interested in putting an offer in on this property, I will need the following information from you first.

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)

10 Hanford Court  
BRISTOL  
BS14 8BD

Energy rating

**D**

Valid until:

**7 January 2035**

Certificate  
number:

**6800-9015-4002-0109-0202**

Property type

Mid-terrace bungalow

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)

(<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>		79 C
55-68	<b>D</b>	56 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		