

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**224 Harrington Road
Stockwood
Bristol BS14 8JZ**

EXCEPTIONAL VIEWS await you at this **TWO BEDROOM** semi detached bungalow situated on **HARRINGTON ROAD**, which is priced to reflect the need for modernisation.



REF: ASW5526

Asking Price £295,000

**Two bedroom bungalow * Exceptional rear views
Gas central heating & double glazing * Garage & parking
Updating required * No onward 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

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 two bedroom semi detached bungalow is situated on the view side of Harrington Road, and is likely to attract a high level of interest. The bungalow accommodation which is larger than the average Stockwood bungalow, but does need modernisation, which has been reflected in the asking price. Call the sole selling agent to arrange your accompanied viewing appointment.

HALLWAY:

Composite partly glazed entrance door, access to loft space, built in cupboard housing the gas and electric meters, wall mounted central heating thermostat/timer, solid wooden flooring, door to:

LIVING ROOM: 16' 0" x 15' 8" maximum (4.87m x 4.77m)

Large double glazed window and door overlooking and giving access onto the rear garden with the views of Bristol & beyond, continuation of wood flooring from hallway, large panelled radiator, television point, door to:

KITCHEN: 9' 6" x 8' 5" (2.89m x 2.56m)

Double glazed window to the side, double glazed door giving access to a rear porch. The kitchen has a range of fitted wall and base units, but is in need of a general refitment, double panelled radiator, wall mounted Worcester gas fired combination boiler supplying central heating and domestic hot water.

REAR PORCH:

A double glazed porch with door giving access onto the rear garden.

BEDROOM ONE: 15' 0" x 10' 9" including depth of wardrobes (4.57m x 3.27m)

Double glazed window to the front, range of fitted wardrobes with overhead storage cupboards, double panelled radiator, built in storage cupboard.

BEDROOM TWO: 12' 2" x 10' 7" (3.71m x 3.22m)

Double glazed window to the front, double panelled radiator.

BATHROOM:

Opaque double glazed window to the side. Fitted with a panelled bath having an electric shower over, wall attached wash hand basin, low level W.C, panelled radiator.

FRONT GARDEN:

The front is laid to block paving providing off road parking, with a corner flowerbed. The paving continues to the side of the property providing additional off road parking for three to four cars, and gives access to the garage.

GARAGE:

There is a single garage detached at the rear, having an electric up & over door.

REAR GARDEN:

Enclosed with fencing, being laid primarily to coloured stones with surrounding shrubbery, and enjoying open views over Bristol and on a clear day, the Welsh mountains.



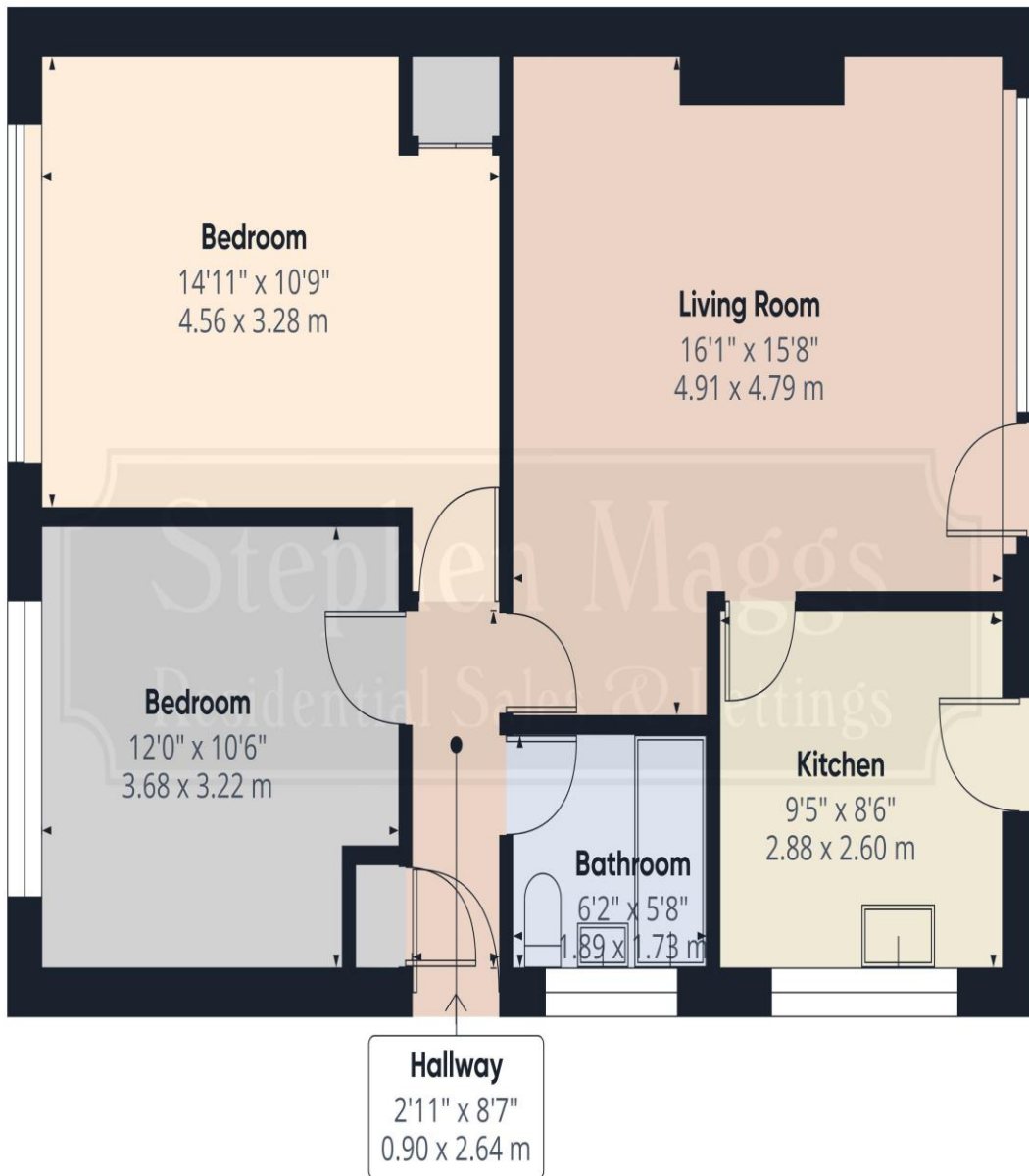
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs
Residential Sales & Lettings

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.



Approximate total area¹⁾

670.07 ft²
62.25 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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)

224 Harrington Road
BRISTOL
BS14 8JZ

Energy rating

D

Valid until:

12 February 2035

Certificate
number:

2050-6912-5050-9002-7091

Property type

Semi-detached bungalow

Total floor area

64 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

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |