

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**30 Kingshill Road  
Knowle Park  
Bristol BS4 2SJ**

**Standing on a large CORNER PLOT, WAITING TO BE EXTENDED, this three bedroom semi detached is offered for sale with NO ONGOING CHAIN, and is PRICED TO ALLOW FOR UPDATING**



REF: ASW5541

**Guide Price £300,000**

**Three bedroom semi detached \* Large corner garden offering space for potential extension (STPP) \* Connecting reception rooms \* Off-street parking for several cars \* Priced to allow for updating \* Council tax band: B \* EPC Rating: E**

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:**

**KNOWLE PARK** 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:**

This three bedroom semi detached stands on a LARGE CORNER PLOT, and could be extended (STPP) to provide a much larger home. At present the property requires some updating, which has been reflected in the asking price, and would make an ideal first home for someone who simply wishes to put their own stamp on a property. OPTIONS EITHER WAY, so call to arrange your accompanied viewing appointment without delay.

**HALLWAY:**

Upvc double glazed entrance door, single panelled radiator, staircase rising to first floor, door to:

**CLOAKROOM:**

Fitted with a white close coupled W.C, wall attached wash hand basin, cupboard housing the electric meter.

**LIVING ROOM: 15' 1" x 10' 5" (4.59m x 3.17m)**

Upvc double glazed French doors overlooking and giving access onto the rear garden, gas coal effect fire having a slimline back boiler supplying central heating and domestic hot water, double panelled radiator, T.V point, opening through to:

**DINING ROOM: 11' 5" x 10' 6" (3.48m x 3.20m)**

Hardwood double glazed window to the front, fireplace opening, single panelled radiator, cable T.V point.

**KITCHEN: 10' 4" x 6' 4" (3.15m x 1.93m)**

Hardwood double glazed windows to the side and rear, 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, space and plumbing for washing machine, single panelled radiator, tiled splashbacks, tiled flooring, gas cooker point.

**FIRST FLOOR LANDING:**

Hardwood double glazed window to the side, access to loft space with re-tractable ladder, doors to first floor accommodation.

**BEDROOM ONE: 12' 0" to wardrobes x 10' 5" (3.65m x 3.17m)**

Hardwood double glazed window to the rear, wall to wall fitted wardrobes with overhead storage cupboards, single panelled radiator.

**BEDROOM TWO: 11' 6" x 10' 6" (3.50m x 3.20m)**

Hardwood double glazed window to the front, single panelled radiator.

**BEDROOM THREE: 10' 5" x 6' 5" (3.17m x 1.95m)**

Hardwood double glazed windows to the side and rear, single panelled radiator.

**BATHROOM:**

Hardwood double glazed window to the front, fitted with a large shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, tiled walls designer radiator.

**FRONT GARDEN:**

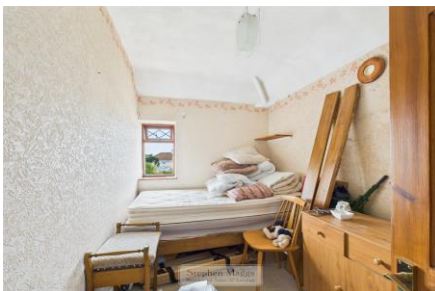
At the front is a garden enclosed with privet hedging, being laid to lawn with flowerbed, beside which is a block pavier driveway providing off road parking for two cars. To the side is a large corner garden which again is enclosed with privet hedging, laid to a combination of lawn with flowerbeds and shrubbery, wooden gates give access to the rear garden.

**REAR GARDEN:**

Enclosed with privet hedging, laid to a combination of patio, lawn and flower bed.

**N.B:**

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

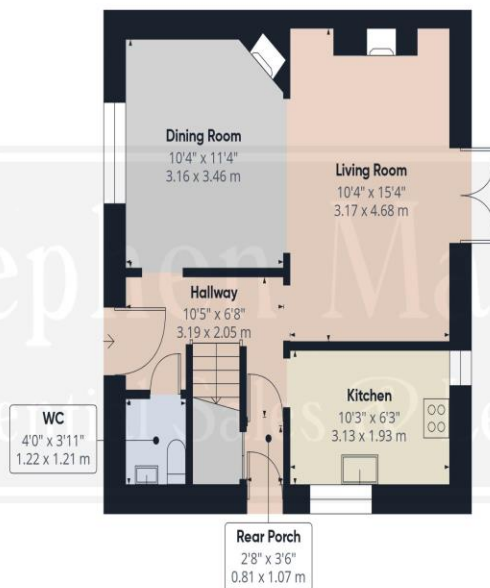




If you are interested in putting an offer in on this property, I will need the following information from you first.

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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.

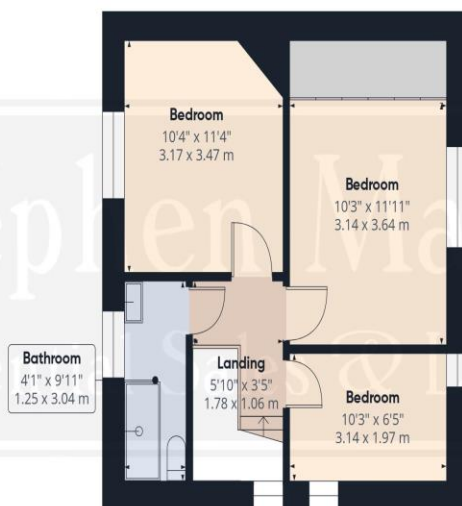


Floor 0

Approximate total area<sup>m</sup>

840 ft<sup>2</sup>

78 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 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.

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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)

30 Kingshill Road  
BRISTOL  
BS4 2SJ

Energy rating

E

Valid until:

27 April 2035

Certificate  
number:

0246-0200-9005-3812-0004

Property type

End-terrace house

Total floor area

87 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 E. 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		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		