

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

188 Sylvia Avenue Lower Knowle Bristol BS3 5DB

FLEXIBLE ACCOMMODATION is offered with this extended end of terrace. Presently arranged as a three bedroom house, with adjoining two bedroom annexe, easily changed to a five bedroom family home.



REF: ASW5544

Offers in Excess of £600,000

**Much extended family home * Presently arranged as 3 beds with 2 bed annexe *
Flexible accommodation options * Gas central heating & double glazing * Off-
street parking * Enclosed rear garden * Council tax band: C * EPC Rating: TBC ***

Viewing: By appointment with Stephen Maggs Estate Agents
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Bristol, BS14 0PU

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SITUATION:

Located in the very popular area of Lower Knowle, being situated off St Johns Lane between Victoria Park and Perrets Park, with the added benefit of being within walking distance and public transport to Totterdown, Bedminster, Upper Knowle, Temple Meads and the City centre.

DESCRIPTION:

Situated just off St Johns Lane, this extended family home is 'one of a kind'. Presently arranged as a three bedroom house with adjoining two bedroom annexe. The property offers flexibility, so a large five bedroom family home would be easily achievable. Only by viewing internally, can the size and possibilities of this home be fully appreciated.

ENTRANCE PORCH:

Glazed double entrance doors, opaque glazed door and sidescreen into main house, also a glazed door into the annexe.

HALLWAY:

Panelling to dado height, double panelled radiator, laminated flooring, understair cupboard, staircase rising to first floor.

THROUGH LOUNGE/DINING ROOM: 26' 7" x 13' 9" (8.10m x 4.19m)

Originally two separate rooms. Double glazed bay window to the front, double glazed patio door overlooking and giving access onto the rear garden, laminated timber flooring, two double panelled radiators, recessed low voltage spotlights, wall mounted electric fire, television point, opening to:

KITCHEN: 16' 3" x 7' 5" (4.95m x 2.26m)

Double glazed window to the rear, double glazed patio door overlooking and giving access onto the rear garden. The kitchen is fitted with a range of white hi-gloss fronted wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built in single oven, microwave, four burner gas hob, plumbing for automatic washing machine, space for upright fridge/freezer, double panelled radiator.

FIRST FLOOR LANDING:

Doors to all first floor accommodation, staircase rising to the loft.

BEDROOM ONE: 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the rear, built in shelved storage cupboard/wardrobe, laminated timber flooring, single panelled radiator, recessed low voltage spotlights.

BEDROOM TWO: 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to the front, single panelled radiator, laminated flooring.

BEDROOM THREE: 8' 0" x 7' 10" (2.44m x 2.39m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

At present arranged as a wet room, having an opaque double glazed window to the rear, shower enclosure with Mira electric shower, pedestal wash hand basin, close coupled W.C, tiled walls, single panelled radiator.

ANNEXE:

Approached from the entrance porch.

LIVING AREA: 17' 5" average x 12' 6" (5.30m x 3.81m)

Double glazed window to the front, brick built mock fireplace, double panelled radiator, staircase rising to first floor, square opening through to:

KITCHEN/DINING AREA: 19' 1" x 10' 0" average (5.81m x 3.05m)

Fitted wall and base units, inset stainless steel sink, breakfast bar area, single radiator, Worcester gas fired combination boiler supplying central heating and domestic hot water to the entire property, double glazed French doors overlooking and giving access onto the garden.

FIRST FLOOR LANDING:

Laminated timber flooring, built in shelved wall feature which could be opened up to provide access into the main house, doors to first floor accommodation.

BEDROOM ONE: 8' 8" plus door recess x 15' 3" average (2.64m x 4.64m)

Two double glazed windows to the front, double panelled radiator, built in wardrobe.

BEDROOM TWO: 8' 5" average x 7' 8" average (2.56m x 2.34m)

Double glazed window to the side.

BATHROOM:

Opaque double glazed window to the rear. A good size bathroom having a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

FRONT GARDEN:

At the front is a garden laid to rockery style flowerbed to one side, and block paviour driveway for two cars to the other.

REAR GARDEN:

At the rear is a triangular garden, laid to a combination of paving and decking with side beds and borders, and a storage shed at the end, also pedestrian access to a side lane.

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 or reception@stephenmaggs.co.uk before any offer is put forward.

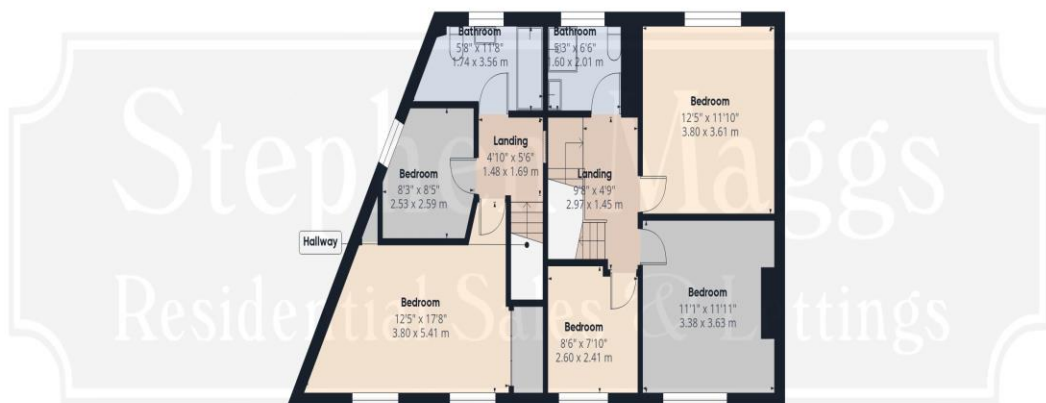


Floor 0

Approximate total area⁽¹⁾

1735 ft²

161.1 m²



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.