

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **11 Ravenhill Avenue Knowle Bristol BS3 5DU**

**Situated on sought after RAVENHILL AVENUE, this three bedroom end of terrace has been a COMFORTABLE FAMILY HOME for many years, and is now looking for a buyer SEEKING TO STAMP THEIR OWN PERSONALITY upon it.**



REF: ASW5550

**Guide Price £500,000**

**Three bedroom end of terrace \* Separate reception rooms \* Extended kitchen \*  
Gas central heating & double glazing \* Garage & parking at the rear \*  
Established garden \* 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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk

**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:**

For sale for the first time in many years, this traditional 1930's family home, which requires some updating, is likely to attract a great deal of buying interest. Situated in a sought after avenue, with an established garden and garage at the rear, the property offers both gas central heating & double glazing. Contact the sole selling to arrange your accompanied viewing without delay!

**ENTRANCE PORCH:**

Opaque double glazed entrance door, tiled floor, decorative wall tiling to dado height, wooden door with stained glass insert and side panels to:

**HALLWAY:**

Telephone point, single panelled radiator, two understair storage cupboards, staircase rising to first floor.

**LIVING ROOM: 14' 6" into bay x 12' 6" (4.42m x 3.81m)**

Double glazed bay window to the front, fitted gas coal effect fire, double panelled radiator, television point.

**DINING ROOM: 11' 11" x 11' 0" (3.63m x 3.35m)**

Double glazed window overlooking the rear garden, double panelled radiator, picture rail, television point.

**KITCHEN/BREAKFAST ROOM: 16' 6" x 8' 6" narrowing to 6'9 (5.03m x 2.59m)**

Double glazed windows to the rear and side, opaque double glazed door giving access to the rear garden. Range of fitted base cupboards with wood effect worktop surfaces, tall upright storage cupboard, fitted drawers, built-in Bosch single electric oven, 4 burner gas hob with cooker hood over, space and plumbing for automatic washing machine and dishwasher, cupboard concealing an Ideal Mexico gas fired boiler which supplies central heating, separate Main gas fired boiler which supplies domestic hot water, tiled splashbacks, double panelled radiator.

**FIRST FLOOR LANDING:**

Gas convector heater, doors to first floor accommodation.

**BEDROOM ONE: 15' 1" into bay x 11' 7" fire breast (4.59m x 3.53m)**

Double glazed bay window to the front, built-in wardrobes, picture rail, single panelled radiator.

**BEDROOM TWO: 12' 0" x 11' 6" to fire breast (3.65m x 3.50m)**

Double glazed window overlooking the rear garden, fitted wardrobes and storage cupboards, picture rail, single panelled radiator.

**BEDROOM THREE: 8' 11" x 7' 0" (2.72m x 2.13m)**

Double glazed window to the front, access to loft space.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with Triton electric shower over and glass shower screen, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator.

**FRONT GARDEN:**

At the front is a garden enclosed with walling, laid primarily to coloured stones, flowers and shrubs, pathway to the side which gives access via wooden gate to the rear garden.

**REAR GARDEN:**

At the rear is a good size garden having an area of patio immediately adjacent to the house, beyond which is a garden laid to lawn and flowerbeds, a second sitting area, and an aluminium framed greenhouse,

**GARAGE:**

There is a single garage detached at the rear, having a metal up and over door, beside which is a second up and over door giving access to a hardstanding for an addition car, or another sitting area.





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.





**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)

11 Ravenhill Avenue  
BRISTOL  
BS3 5DU

Energy rating

**D**

Valid until:

**26 May 2035**

Certificate  
number:

**2534-3050-7205-1795-7204**

Property type

End-terrace house

Total floor area

98 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+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	55 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		