

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**28 Friendship Road  
Knowle  
Bristol BS4 2RN**

**This extended 'Greenhill' built three bedroom family home is situated on a sought after road, and boasts a full width garage at the rear.**



REF: ASW5552

**Offers in Excess of £450,000**

**'Greenhill' built three bedroom terrace \* Separate reception rooms \* Extended kitchen/breakfast room \* Good size bathroom \* Gas central heating & double glazing \* Full width garage at the rear \* 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:**

Offering generously proportioned accommodation, this 'Greenhill' built three bedroom terrace is sure to generate a high level of buying interest. Boasting an extended kitchen/breakfast room, and a full width garage at the rear, together with gas central heating and double glazing, this property offers everything that a growing family could need. Call the sole selling agent without delay to book your accompanied viewing appointment.

**LIVING ROOM: 14' 8" x 12' 10" (4.47m x 3.91m) into bay**

Double glazed bay window to front, gas pebble effect fire set to a decorative fireplace, double panelled radiator, picture rail, television point.

**ENTRANCE PORCH:**

Double glazed entrance doors, tiled floor, wooden door with leaded side and over panels to:

**HALLWAY:**

Laminated timber flooring, double panelled radiator, built-in cupboard which houses the electric meter, under stair storage cupboard, staircase rising to first floor.

**DINING ROOM: 12' 6" x 11' 3" (3.81m x 3.43m)**

Double glazed French doors and side windows overlooking and giving access onto the rear garden, gas coal effect fire set to a decorative fire surround, laminated timber flooring, television point, picture rail, double panelled radiator.

**KITCHEN/BREAKFAST ROOM: 18' 9" x 8' 2" narrowing to 7'8" (5.71m x 2.49m)**

Double glazed French doors overlooking and giving access onto the rear garden, double glazed window to the side. The kitchen is fitted with a range of Oak fronted wall and base units with contrasting roll edge worktop surface, inset 1.5 bowl single drainer sink unit, built-in single oven and glass hob, cooker recycle hood over, space and plumbing for automatic washing machine and narrow gage dishwasher, space for upright fridge/freezer, tiled floor and splashbacks, double panelled radiator, wall mounted "Worcester 24cd"i gas fired combination boiler supplying central heating and domestic hot water.

**FIRST FLOOR LANDING:**

Access to loft space with retractable ladder, doors to first floor accommodation.

**BEDROOM TWO: 12' 6" x 12' 3" (3.81m x 3.73m)**

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

**BEDROOM ONE: 14' 8" to bay x 12' 4" (4.47m x 3.76m)**

Double glazed bay window to the front, double panelled radiator, television point, picture rail.

**BEDROOM THREE: 8' 5" x 7' 7" (2.56m x 2.31m)**

Double glazed window to the front, single panelled radiator, picture rail, television point.

**BATHROOM: 8' 2" x 7' 5" (2.49m x 2.26m)**

A larger than average bathroom having an opaque double glazed window to the rear with fitted Venetian blind. The bathroom is fitted with a corner shower cubicle with mixer shower, panelled bath, pedestal wash hand basin, close coupled W.C, tiled walls and floor, designer radiator, recessed low voltage spotlights, extractor fan.

**FRONT GARDEN:**

The front garden is laid fully to paving providing parking for two cars, and giving access to the front door.

**REAR GARDEN:**

At the rear is a good size garden which is enclosed with lap wood fencing, having a large patio immediately adjacent to the house with flood light, beyond which is a garden laid primarily to lawn with shrubbery and Cherry tree.

**GARAGE:**

There is a substantial garage detached at the rear, occupying the entire width of the rear garden, having a single metal up and over door, power and light connected, rear personal door and also a partitioned office.

**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.





#### 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)

28 Friendship Road  
BRISTOL  
BS4 2RN

Energy rating

**D**

Valid until:

**29 May 2035**

Certificate  
number:

**2030-1815-5050-6009-0071**

Property type

Mid-terrace house

Total floor area

106 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>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		