

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

26 Winchester Road Brislington Bristol BS4 3NQ

Situated in a sought after road close to Sandy Park Road, this three bedroom end of terrace is presented in good order, and MUST BE VIEWED TO BE APPRECIATED!



REF: ASW5555

Guide Price £450,000

**Three Bedroom Family Home * Situated Close To Sandy Park Road
Gas Central Heating * Double Glazing * Internal Viewing A Must
Council Tax Band: B * 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:

BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:

Situated on a sought after road, close to the many amenities offered at Sandy Park, this three bedroom end terrace offers well presented, spacious accommodation. The property offers a modern kitchen & bathroom, enjoys gas central heating & double glazing, and a low maintenance rear garden. Call to arrange your accompanied viewing appointment.

ENTRANCE VESTIBULE:

Stained glass double glazed door and fan light, panelling to dado height, decorative cornice, original stained glass door to:

HALLWAY:

Picture rail, cupboard housing the gas meter, single panelled radiator, laminated flooring, staircase rising to first floor.

LIVING ROOM: 14' 10" into bay x 11' 9" (4.52m x 3.58m)

Double glazed bay window to the front with fitted vertical blind, electric focal point fire set to a decorative fireplace with timber surround, double panelled radiator, picture rail, decorative cornice, television point, square opening to:

DINING ROOM: 12' 4" x 12' 0" (3.76m x 3.65m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, coved ceiling, built in understair storage cupboard, door to:

KITCHEN/BREAKFAST ROOM: 17' 8" x 9' 4" (5.38m x 2.84m)

Two double glazed windows to the side. Fitted with a range of green fronted shaker style units comprising wall units, base units, tall larder style unit, inset stainless steel 1.5 bowl single drainer sink unit, electric cooker point, plumbing for automatic washing machine, space for large American style fridge/freezer, T.V point, panelling to dado height, single panelled radiator, double glazed door and sidescreen to:

REAR PORCH:

Tiled flooring, opaque double glazed window and door to the rear, and door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, tiling to dado height, panelled radiator.

FIRST FLOOR LANDING:

Picture rail, built in storage cupboard, turnspindle balustrade, doors to all first floor accommodation.

BEDROOM ONE: 15' 0" x 15' 9" into bay (4.57m x 4.80m)

Double glazed bay and side window to the front with fitted vertical blinds, range of fitted bedroom furniture comprising of wardrobes and drawer units, overhead storage cupboards forming a bed recess, T.V point, single panelled radiator.

BEDROOM TWO: 12' 0" x 9' 7" (3.65m x 2.92m)

Double glazed window to the rear with fitted vertical blind, designer radiator, television point, staircase rising to attic conversion.

BEDROOM THREE: 9' 5" x 8' 3" plus door recess (2.87m x 2.51m)

Double glazed window to the rear with fitted venetian blind, single panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of panelled bath, vanity wash hand basin, close coupled W.C, corner shower cubicle with electric shower unit, extensive tiling, recessed low voltage ceiling spotlights, designer radiator.

FRONT GARDEN:

At the front is a courtyard style garden, enclosed with walling with wrought iron trellis and being laid to coloured stones.

REAR GARDEN:

At the rear is an attractive garden laid fully to paving and patio, with inset flowerbeds, enclosed with rendered walling and having a rear pedestrian gate.





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.



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)

26 Winchester Road
BRISTOL
BS4 3NQ

Energy rating

D

Valid until:

1 June 2035

Certificate
number:

8208-6095-2002-0106-0902

Property type

End-terrace house

Total floor area

118 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

