

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**57 Moravian Road
Kingswood
Bristol BS15 8ND**

This TWO BEDROOM terrace is situated 'WITHIN A STONE'S THROW' of the many facilities offered by Kingswood High Street, has NO ONGOING CHAIN, and is priced to reflect the need for SOME UPDATING.



REF: ASW5553

Guide Price £200,000

**Two bedroom terrace * Two reception rooms
Gas central heating & double glazing * Enclosed rear garden
No ongoing chain * Council tax band: A * 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:

The property is situated in **KINGSWOOD** which is situated on the East side of Bristol. Kingswood has a vibrant High Street with many well known retail outlets, pubs, bars and restaurants, together with regular bus services to the City centre and adjoining suburbs.

DESCRIPTION:

Offered for sale without the complication of an ongoing chain, this two bedroom starter home is ready for its next chapter. Enjoying both gas central heating and double glazing, the property boasts an enclosed rear garden, and is PRICED TO REFLECT THE NEED FOR SOME UPDATING. Call to book your accompanied viewing appointment.

HALLWAY:

Upvc entrance door, wooden flooring, panelled radiator, staircase rising to first floor, door to:

LIVING ROOM: 12' 8" into bay x 11' 5" (3.86m x 3.48m)

Double glazed bay window to the front, fireplace opening, double panelled radiator, television point, telephone point, wooden flooring.

DINING ROOM: 12' 7" x 12' 2" (3.83m x 3.71m)

Double glazed window to the rear, double panelled radiator, laminated timber flooring, door to:

KITCHEN: 7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed window to side, range of pine fronted wall and base units with wood block worktop surfaces, inset Belfast sink, built in single oven, four burner gas hob, built in fridge and dishwasher, tiled splashbacks, opaque double glazed door giving access to the garden.

FIRST FLOOR LANDING:

Turned spindle balustrade, access to loft space with retractable wooden ladder, doors to all first floor accommodation.

BEDROOM ONE: 12' 4" to wardrobes x 10' 4" (3.76m x 3.15m)

Double glazed window to the front, wall to wall wardrobe with sliding doors, radiator with decorative cover, laminated timber flooring.

BEDROOM TWO: 12' 9" x 9' 4" (3.88m x 2.84m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a white suite comprising of ??? bath, separate shower cubicle, pedestal wash hand basin, low level W.C, panelled radiator.

FRONT GARDEN:

The front is a small courtyard being enclosed with walling and wrought iron railing.

REAR GARDEN:

At the rear is a garden enclosed with rendered walling and rear pedestrian access, block built shed second block built outhouse which has plumbing for washing machine.

N.B:

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





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.



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.

Energy performance certificate (EPC)

57 Moravian Road
BRISTOL
BS15 8ND

Energy rating

D

Valid until:

19 March 2034

Certificate
number:

0350-2780-6370-2124-2661

Property type

Mid-terrace house

Total floor area

76 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

