

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**21 Fairlyn Drive  
Kingswood  
Bristol BS15 4PU**

**A two bedroom extended semi detached STARTER HOME, offering a GARAGE & PARKING, being offered for sale for the first time in 38 years.**



REF: ASW5554

**Asking Price £245,000**

**Two bedroom semi \* Living room \* Separate dining room \* Ground floor bathroom \* Gas central heating \* 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](http://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:**

An extended two bedroom semi detached home situated between Kingswood & Staple Hill, offering ideal starter accommodation. The property enjoys gas central heating, with a GARAGE and two additional parking spaces. Interested parties should contact the selling agent to arrange their accompanied viewing appointment.

**HALLWAY:**

Glazed entrance door and sidescreen, double panelled radiator, laminate flooring, staircase rising to first floor.

**LIVING ROOM: 14' 0" x 9' 11" (4.26m x 3.02m)**

Window to the front with fitted vertical blind, gas fire, double panelled radiator, laminate timber flooring, archway to:

**DINING ROOM: 11' 5" x 7' 8" (3.48m x 2.34m)**

Built in understair storage cupboard, tiled flooring, panelled radiator, archway and steps down to:

**KITCHEN: 8' 3" x 7' 5" (2.51m x 2.26m)**

Window to rear, range of pine fronted wall and base units with worktop surfaces, inset stainless steel single drainer sink unit, space and plumbing for automatic washing machine, gas cooker point, space for upright fridge/freezer, tiled floor, fluorescent striplight, half glazed door to the garden.

**GROUND FLOOR BATHROOM:**

Opaque window to the side, fitted with a white suite comprising of a panelled bath with electric shower over and glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls and floor, double panelled radiator, electric extractor fan.

**FIRST FLOOR LANDING:**

Access to loft space, doors to both bedrooms.

**BEDROOM ONE: 11' 11" to wardrobes x 9' 10" (3.63m x 2.99m)**

Window to the front with fitted vertical blind, built in wardrobes with sliding doors also two built in louvre fronted storage cupboards, panelled radiator.

**BEDROOM TWO: 14' 0" x 8' 5" (4.26m x 2.56m)**

Double glazed window to the rear with fitted vertical blind, panelled radiator, vanity wash hand basin, built in storage cupboard.

**FRONT GARDEN:**

At the front is a garden enclosed with low boundary brick walling, being laid to lawn with flowerbed, concrete driveway providing off road parking for two cars with a further flowerbed, wooden gates at the end of the driveway giving access to a covered area which leads to garage.

**GARAGE:**

Detached garage to the rear having a metal up and over door, power and light connected.

**REAR GARDEN:**

A small patio area with water point immediately adjacent to the house, beyond which is a garden enclosed with lapwood fencing, aluminium greenhouse and two wooden sheds.

**N.B:**

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



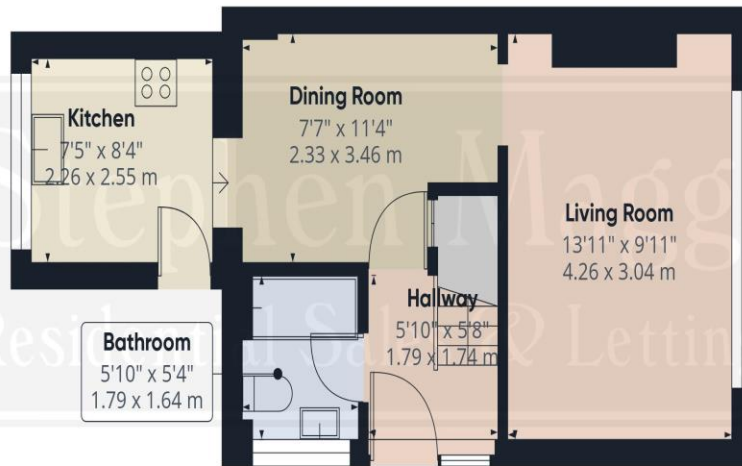


If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



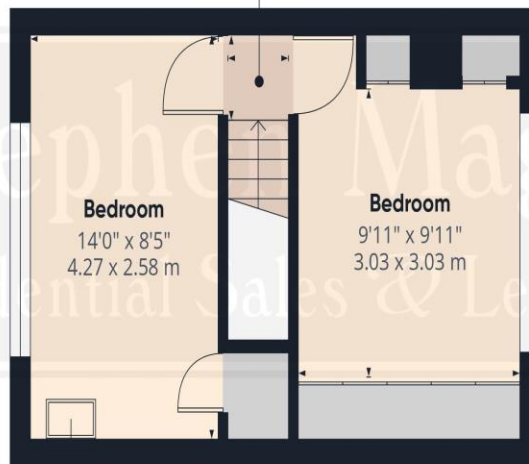


Floor 0

Approximate total area<sup>®</sup>

631 ft<sup>2</sup>  
58.5 m<sup>2</sup>

**Landing**  
3'2" x 2'9"  
0.97 x 0.85 m



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 are based on RICS IPMS 3C standard.

GIRAFFE360

#### 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)

21 Fairlyn Drive  
BRISTOL  
BS15 4PU

Energy rating

**D**

Valid until:

**29 May 2035**

Certificate  
number:

**0755-0200-1405-3053-0600**

Property type

Semi-detached house

Total floor area

63 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>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		