



Valuations based on experience!

**45 Holsom Close
Stockwood
Bristol BS14 8LU**

Situated in a SOUGHT AFTER CUL-DE-SAC, this three bedroom semi detached has been much improved over recent years, and is offered WITH A COMPLETE UPWARD CHAIN.



REF: ASW5556

Offers in Excess of £325,000

Very Well Presented Family Home * Refitted Kitchen & Bathroom * Gas Central Heating & Double Glazing * Double Glazed Conservatory * Enclosed Rear Garden * Garage & Parking * 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 email@stephenmaggs.co.uk



SITUATION:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

This three bedroom semi detached family home, situated in a sought after cul-de-sac, has been much improved over recent years, and is now presented to a standard that can only be appreciated by viewing internally. Offered with the peace of mind that comes with a complete upward chain, we strongly advise an early viewing appointment be arranged.

HALLWAY:

Opaque double glazed entrance door and sidescreen, single panelled radiator, cupboard housing the gas meter, small cupboard under the stairs housing the electric consumer box, large understair cupboard housing a 'Worcester' gas fired combination boiler supplying central heating and domestic hot water, staircase rising to first floor.

LOUNGE/DINING ROOM: 23' 10" x 10' 7" narrowing to 6' 5" (7.26m x 3.22m)

Double glazed window to the front with fitted roller blind, 'Dimplex' electric fire (that may be available by separate negotiation), two panelled radiators, television point, recessed low voltage spotlights, glazed double doors to:

CONSERVATORY: 12' 1" x 6' 8" (3.68m x 2.03m)

A substantial double glazed conservatory, set to a brick base with a polycarbonate roof, laminated timber flooring, French doors overlooking and giving access onto the rear garden.

KITCHEN: 9' 8" x 8' 2" (2.94m x 2.49m)

Double glazed window to the rear. The kitchen has been refitted with a range of high gloss fronted wall and base units with woodblock effect roll edge worktop surfaces, inset stainless steel single drainer sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, built-in 'AEG' double oven, 'Bosch' four glass hob with cooker hood over, space for upright fridge/freezer, recessed low voltage spotlights, tiled flooring.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space with retractable ladder.

BEDROOM ONE: 13' 3" x 9' 9" including depth of wardrobes (4.04m x 2.97m)

Double glazed window to the front with fitted roller blind, range of fitted wardrobes with sliding doors, double panelled radiator, recessed low voltage spotlights, television point.

BEDROOM TWO: 10' 3" x 9' 10" (3.12m x 2.99m)

Double glazed window to the rear, double panelled radiator, fitted wardrobes with sliding doors, recessed low voltage spotlights.

BEDROOM THREE: 10' 1" x 6' 8" (3.07m x 2.03m)

Double glazed window to the front, single panelled radiator, recessed low voltage spotlights.

BATHROOM:

Opaque double glazed window to the rear. The bathroom has been refitted with a white suite comprising of a 'P' shaped bath with mixer shower, vanity cupboards with semi recessed wash hand basin, W.C with concealed cistern, tiled walls, low voltage spotlights, designer radiator, electric fan heater.

FRONT GARDEN:

The front it is laid to a combination of concrete paving and Tarmac providing off road parking for 2/3 cars, and giving access to the garage, water point.

REAR GARDEN:

At the rear is a garden enclosed with lap wood fencing, having an area laid to coloured stones immediately adjacent to the house, and then a garden of lawn with surrounding flower bed, and two further areas suitable for additional paving or erecting of a garden shed etc.

GARAGE:

There is a single garage that is attached at the side, having an electric roll over door, power and light connected and also fluorescent striplights, rear personal door.

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 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)

45 Holsom Close
BRISTOL
BS14 8LU

Energy rating

D

Valid until:

3 June 2035

Certificate
number:

0061-0200-6705-5417-0300

Property type

Semi-detached house

Total floor area

73 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+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		