

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**30 Gerrard Close  
Knowle  
Bristol BS4 1UH**

**A three bedroom terraced starter home situated in a cul-de-sac, and offered for sale without an ongoing chain.**



REF: ASW5569

**Asking Price £260,000**

**Three bedroom terrace \* Good size living room \* Gas central heating \* Double glazing \* Off-street parking \* No ongoing chain \* Council tax band: B \* EPC Rating: C**

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:**

Offered for sale without the complication of an ongoing chain, this three bedroom terrace is situated at the end of a cul-de-sac, and is priced to allow for some updating. Call to book your accompanied viewing without delay.

**HALLWAY:**

Opaque double glazed entrance door, double glazed window to the front, single panelled radiator, staircase rising to first floor.

**LIVING ROOM: 15' 4" plus door recess x 14' 11" (4.67m x 4.54m)**

Double glazed window to the rear, double glazed patio door overlooking and giving access onto the rear garden, large built in understair storage cupboard, double panelled radiator, television point.

**KITCHEN: 9' 2" x 8' 0" (2.79m x 2.44m)**

Double glazed window to the front, fitted wall and base units with fitted worktop surfaces, inset stainless steel single drainer sink unit, gas and electric cooker points, plumbing for automatic washing machine, Baxi gas fired boiler supplying central heating and domestic hot water.

**FIRST FLOOR LANDING:**

Access to loft space, built in airing cupboard housing lagged hot water cylinder with immersion heater, doors to first floor accommodation.

**BEDROOM ONE: 12' 1" x 8' 3" (3.68m x 2.51m)**

Double glazed window to the front, single panelled radiator.

**BEDROOM TWO: 12' 7" x 8' 3" (3.83m x 2.51m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM THREE: 9' 1" x 6' 6" (2.77m x 1.98m)**

Double glazed window to the rear, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white suite comprising of a panelled bath with overhead shower, pedestal wash hand basin, close coupled W.C, tiled surround, single panelled radiator.

**FRONT GARDEN:**

The front is a small area laid to lawn, and a block paved driveway providing off road parking for one car.

**REAR GARDEN:**

At the rear is a garden enclosed with lap wood fencing, laid to a small patio adjacent to the house, with then a small area of lawn and timber garden shed.

**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)

30 Gerrard Close  
BRISTOL  
BS4 1UH

Energy rating

C

Valid until:

14 July 2035

Certificate  
number:

0506-8005-7002-0293-0406

Property type

Mid-terrace house

Total floor area

69 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 C. 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             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |