



Valuations based on experience!

**43 Bifield Gardens
Stockwood
Bristol BS14 8TG**

NO ONGOING CHAIN with this three bedroom terraced house that REQUIRES UPDATING. Call to book your viewing without delay.



REF: ASW5571

Asking Price £210,000

**Three bedroom terrace * Large living room
Gas central heating & double glazing
Enclosed rear garden with direct access to the garage * 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 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:

Fronting a pedestrian green, with a garage directly accessible from the rear, this three bedroom terraced house offers sizeable accommodation, that requires a program of updating. Offered for sale without the complication of an ongoing chain, this property requires an early viewing to secure!

ENTRANCE PORCH:

Opaque double glazed entrance door, door to hallway, door to:

CLOAKROOM:

Opaque double glazed window to the front, fitted with a white close coupled W.C, pedestal wash hand basin, single panelled radiator.

HALLWAY:

Staircase rising to the first floor, double panelled radiator, door to:

LIVING ROOM: 20' 2" x 12' 5" plus recess (6.14m x 3.78m)

Double glazed windows and door, overlooking and giving access onto the rear garden, two double panelled radiators, under stair cupboard housing the electric meter, television point.

KITCHEN: 10' 10" x 7' 3" (3.30m x 2.21m)

Double glazed window to the front, fitted with a range of light Oak effect wall and base units with contrasting roll edge worksurfaces, stainless steel single drainer sink unit, electric cooker point, space and plumbing for automatic washing machine.

FIRST FLOOR LANDING:

Access to loft space, single panelled radiator, doors to all first floor accommodation.

BEDROOM ONE: 15' 11" x 9' 10" (4.85m x 2.99m)

Double glazed window to the front, double panelled radiator, built-in wardrobe.

BEDROOM TWO: 13' 3" x 8' 5" (4.04m x 2.56m)

Double glazed window to the rear, panelled radiator, built-in wardrobe.

BEDROOM THREE: 10' 3" x 7' 2" (3.12m x 2.18m)

Double glazed window to the rear, single panelled radiator, built-in wardrobe.

BATHROOM:

Opaque double glazed window to the front, fitted with a white panelled bath, pedestal wash hand basin, low level W.C, single panelled radiator, cupboard housing a 'Worcester' gas fired combination boiler supply gas central heating and domestic hot water.

FRONT GARDEN:

At the front is a garden enclosed with picket fencing, with a shared pathway giving access to the front door.

REAR GARDEN:

At the rear is a garden enclosed with Lapwood fencing, having a rear pedestrian gate.

GARAGE:

Situated in a block immediately to the rear of the house, having a metal up and over door, and a rear personal giving access to the rear garden.

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 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)

43 Bifield Gardens
BRISTOL
BS14 8TG

Energy rating

C

Valid until:

12 December 2034

Certificate
number:

9370-2938-4490-2004-8581

Property type

Mid-terrace house

Total floor area

94 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		