

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **1 Beckington Road Knowle Bristol BS3 5DZ**

**Situated on sought after BECKINGTON ROAD, this much extended semi detached family offers SPACIOUS ACCOMMODATION that must be viewed to be appreciated.**



REF: ASW5583

### **Offers in Excess of £700,000**

**Much extended 4 bedroom home \* Quality kitchen \* Useful office/study \* Gas central heating & double glazing \* Owned solar panels \* Views to the front \* En-suite to master bedroom \* Council tax band: C (subject to possible review) \* 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:**

This very spacious four bedroom family home has been extended, and refurbished since being bought through this agent 18 years ago. There are many outstanding features, with the quality kitchen being the stand out. Boasting a large master bedroom with en-suite, and an interesting rear garden with summerhouse, this fine property requires only an internal viewing to be appreciated.

**HALLWAY:**

Composite partly double glazed door, laminated timber flooring, designer radiator, built-in understair storage cupboards, staircase rising to first floor.

**LIVING ROOM: 13' 0" into bay x 12' 10" (3.96m x 3.91m)**

Double glazed bay window to the front with fitted vertical blinds, laminated timber flooring, log burner, double panelled radiator, television point, square opening through to:

**SITTING ROOM: 11' 11" x 11' 5" (3.63m x 3.48m)**

Double glazed French doors overlooking and giving access onto the rear garden, continuation of laminate flooring from the living room.

**KITCHEN/DINING ROOM: 20' 6" x 21' 3" (6.24m x 6.47m)**

'L' shaped, maximum dimensions. Double glazed window to the front with fitted venetian blind, double glazed French doors giving access to the rear garden. Fitted with a comprehensive range of graphite grey wall, base and full height units, Quartz worktops with built under stainless steel sink having a waste disposal unit, appliances to include, oven microwave, induction hob, extractor hood, dishwasher and wine chiller, recessed low voltage spot lights. The dining area has decorative panelling to dado height, recessed low voltage spotlights, doors to utility room, cloakroom and office.

**UTILITY ROOM: 7' 5" x 3' 7" (2.26m x 1.09m)**

Double glazed window to the rear with Venetian blind, fitted base cupboards to one side, space and plumbing for an automatic washing machine on the other side. Worcester gas fired combination boiler, supply central heating and domestic hot water.

**CLOAKROOM:**

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

**OFFICE: 8' 0" x 7' 4" average measurement (2.44m x 2.23m)**

A triangular shaped room, with a double glazed window enjoying an open view over the city of Bristol, double panelled radiator, recessed low voltage spotlights, atrium light.

**FIRST FLOOR LANDING:**

Access to a large loft space with retractable ladder, door to first floor accommodation.

**BEDROOM ONE: 15' 4" maximum x 12' 11" (4.67m x 3.93m)**

Double glazed window to the front with fitted vertical blinds enjoying similar aspect to the office, panelled radiator, television point, opening to:

**EN-SUITE: 13' 0" x 7' 7" (3.96m x 2.31m)**

Opaque double glazed window to the rear, fitted with a white Jacuzzi bath, vanity wash hand basin, close coupled W.C, separate shower cubicle, tiled surrounds, designer radiator, recessed low voltage spotlights.

**BEDROOM TWO: 13' 1" x 10' 9" (3.98m x 3.27m)**

Double glazed bay window to the front with fitted vertical blind, panelled radiator, laminated timber flooring.

**BEDROOM THREE: 12' 0" x 11' 0" (3.65m x 3.35m)**

Double glazed window to the rear, panelled radiator, laminated timber flooring.

**BEDROOM FOUR: 8' 2" x 7' 10" (2.49m x 2.39m)**

Double glazed window to the front with fitted vertical blind, panelled radiator, laminated flooring.

**BATHROOM:**

Two opaque double glazed windows to the rear, fitted with a white suite comprising of 'P' shaped bath with fitted glass shower screen and mixer shower, vanity wash hand basin, close coupled W.C, tiled floor, designer radiator, recessed low voltage spotlights.

**FRONT GARDEN:**

At the front is a garden that has a very wide frontage with surrounding flower border, block built driveway providing off road parking for two cars. Integrated storage shed/workshop.

**REAR GARDEN:**

At the rear is an extremely private garden having an area of patio immediately adjacent to the house, with then steps up to a garden that is laid to lawn with well stocked flowerbeds and a large area of decking with pergola and outside power and lighting. To the rear is a timber built out house used as a bar/summer house, beside which is a 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)

1 Beckington Road  
BRISTOL  
BS3 5DZ

Energy rating

C

Valid until:

27 September 2032

Certificate  
number:

2658-1141-1923-5752-1361

Property type

Semi-detached house

Total floor area

121 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 C.

[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             |         |           |
| 69-80 | C             | 73 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |