



Valuations based on experience!

**45 Sidford Road
Bedminster
Bristol BS3 5DN**

A well presented TWO DOUBLE BEDROOM semi-detached house, WITHOUT an ongoing chain.



REF: ASW5419

Guide Price £295,000

NO ON GOING CHAIN * Semi-Detached * Two Double Bedrooms one with Balcony * Cloakroom & Family Bathroom * Kitchen * Lounge * Enclosed Rear Garden * Off Street Parking * EPC Rating - B * Council Tax Band - B

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:

BEDMINSTER is situated conveniently for the City Centre and is served by both Comprehensive and Primary Schools. Bedminster also has its own large shopping precinct with large stores including Asda and Sainsburys

DESCRIPTION:

A rare opportunity has arisen to purchase a property in this highly sought-after location. This unique well proportioned two double bedroom semi-detached house offers fantastic accommodation, benefiting from having a good sized kitchen, downstairs cloakroom, lounge, family bathroom, enclosed rear garden and off street parking for two cars. Further benefits include gas central heating and double glazing.

ENTRANCE HALLWAY:

Part glazed door into entrance hallway.

HALLWAY:

Radiator, stairs rising to first floor, storage cupboard, doors off to further accommodation.

DOWNSTAIRS CLOAKROOM:

Obscure Upvc double glazed window to front, pedestal wash hand basin, splashback, extractor fan, low level W.C, tiled floor.

KITCHEN: maximum measurements 12' 7" x 10' 3" (3.83m x 3.12m)

Upvc double glazed window to front, radiator, tiled floor, kitchen fitted with a range of wall and base units with roll top work surface, 1.5 bowled stainless steel sink drainer with mixer tap, single electric oven, four ring gas hob with hood over.

FIRST FLOOR LANDING:

Upvc double glazed window to rear, door leading to:

LOUNGE: 14' 8" x 10' 4" (4.47m x 3.15m)

Upvc double glazed window to rear, Upvc double glazed French doors leading to rear garden, radiator, T.V point.

REAR GARDEN:

Good size rear garden enclosed by wooden fence panelling, mainly laid to lawn with patio area, wooden garden shed and gated side access, outside tap.

SECOND FLOOR LANDING:

Radiator, doors off to accommodation, stairs rising to third floor.

BATHROOM: maximum measurements 6' 11" x 6' 7" (2.11m x 2.01m)

Keyline (velux style) double glazed roof window, pedestal wash hand basin, low level W.C, panelled bath with shower over, tiled splashbacks, shaver point, heated towel rail, wall mounted mirror storage cupboard.

BEDROOM ONE: 13' 1" x 11' 4" (3.98m x 3.45m)

Upvc double glazed window to front, radiator, T.V point, wall lighting.

THIRD FLOOR LANDING:

Double glazed Upvc window to rear, cupboard housing combi boiler, door off to:

BEDROOM TWO: 14' 8" x 9' 7" (4.47m x 2.92m)

Upvc double glazed French doors leading onto balcony overlooking the rear garden, laminate flooring, radiator, wall lighting, T.V point.

FRONT GARDEN:

Pathway leading to front door, low maintenance front garden, to the side of the property off street parking for two vehicles, gated access to 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 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, Sidford Road BRISTOL BS3 5DN	Energy rating B	Valid until: 25 February 2026
		Certificate number: 2768-3040-7342-4816-7930

Property type	Semi-detached house
Total floor area	81 square metres

Rules on letting this property

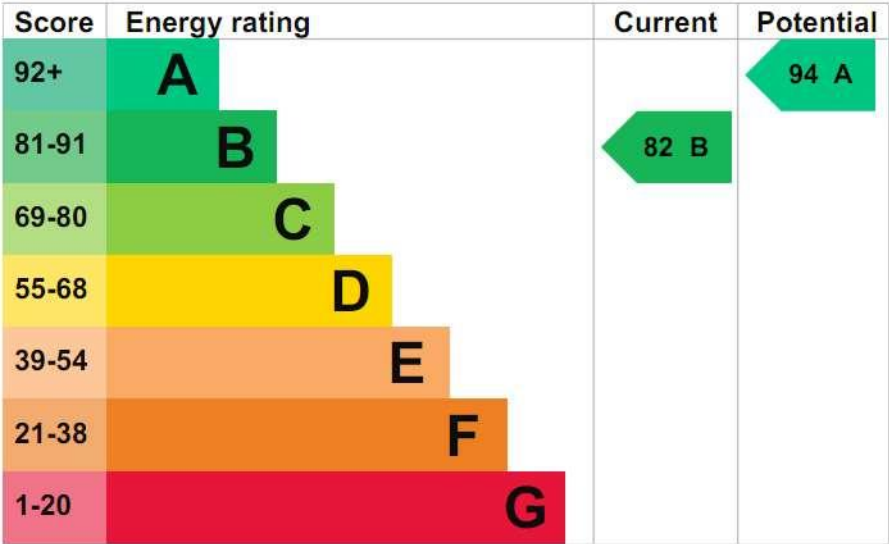
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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

Breakdown of property's energy performance

Features in this property