

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**34 Bifield Road
Stockwood
Bristol BS14 8TJ**

Situated in a popular road in Stockwood with views across to Bath, is this well presented FOUR BEDROOM DETACHED family home.



REF: ASW5641

Asking Price £525,000

Four bedroom detached * Kitchen/dining room * En-suite shower room to master bedroom * Cloakroom & Utility * Well presented throughout * Garage and driveway parking for several vehicles * Gas central heating & double glazing * Council tax band: D * 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 four bedroom detached is situated on the sought after Bifield Road in Stockwood and offers quality accommodation that requires only an internal viewing to be appreciated. The property has been well maintained and upgraded by the current owners, and still has the opportunity to enlarge (STPP). Add to this an en-suite, good size garden, garage and parking for several vehicles, and you have a property that comes with our highest recommendation.

ENTRANCE PORCH:

Double glazed opaque windows and sliding door.

ENTRANCE HALLWAY:

uPVC front door, laminated flooring, single panelled radiator, staircase rising to the first floor, & oak door leading to:

KITCHEN/DINER: 19' 11" x 13' 8" (6.07m x 4.16m)

Two uPVC double glazed window to the front, range of wall and base units in cream, with contrasting oak panels and a stone worktop and peninsula, built in sink and drainer, integrated dishwasher.

LOUNGE: 20' 1" x 11' 11" (6.12m x 3.63m)

uPVC double glazed windows to the back and side, double glazed patio doors to the rear, two double panelled radiators and a feature fireplace.

CLOAKROOM:

uPVC double glazed window to the rear, white low level WC, and wash hand basin.

UTILITY ROOM:

uPVC patio doors giving access to rear garden, plumbing for washing machine.

INTEGRAL GARAGE:

Rear door leading from the utility room, Worcester gas fired combination boiler, to the front electric roller door.

FIRST FLOOR LANDING:

Doors to all first floor accommodation, access to the loft via ladder.

BEDROOM 1: 12' 2" x 11' 11" (3.71m x 3.63m)

uPVC window to the rear with single panelled radiator below, built in wardrobes and doors to:

EN-SUITE:

Sink unit with storage unit and shower cubicle.

BEDROOM 2:

uPVC window to the rear, single panelled radiator and built in wardrobes.

Cloakroom:

uPVC double glazed window and low level WC.

Bedroom 3:

uPVC window to the front, single panelled radiator and built in wardrobes.

Bathroom:

uPVC double glazed window, towel radiator, white bath and sink unit with separate shower cubicle with electric shower.

Bedroom 4:

uPVC double glazed window to the front with double panelled radiator below.

Front Garden:

The front of the property is laid to Avon cobblestone and provides off street parking for several vehicles.

Rear Garden:

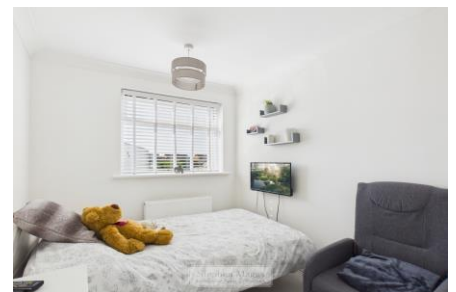
Decked area immediately to the rear, stepping down to a lawned area and pathway leading to greenhouse and summer house with power.

Anti-Money Laundering:

All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
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.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or louise@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

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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)

34 Biffeld Road
BRISTOL
BS14 8TJ

Energy rating

D

Valid until: 25 June 2036

Certificate number: 0264-0200-2706-6612-0404

Property type

Detached house

Total floor area

108 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 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		