Valuations based on experience!

17 Holsom Close
Stockwood
Bristol BS14 8LU

This Chalet style semi detached offers QUALITY ACCOMMODATION, is situated in very sought after road, and requires an early viewing to secure.

REF: ASW5652

Asking Price £340,000

Chalet style semi detached * 2/3 bedrooms * 18'3 living room * 18'5 kitchen/breakfast room * Garage & ample additional parking * Gas central heating * Double glazing * Council tax band: C * 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:
Situated in one of Stockwood's most sought after roads close to a nature reserve, this chalet style semi detached is offered for sale for the first time in 30 years. Enjoying both gas central heating and double glazing, the property offers a garage with additional parking for several cars. Add to this a well tended southerly rear garden, and you have a property worthy of an early viewing.

ENTRANCE:
Upvc Entrance door with opaque panels.

HALLWAY:
Upvc window to side, double panelled radiator, cupboard housing the electric and gas meters. staircase rising to the first floor.

LIVING ROOM: 18' 3'' x 10' 11'' (5.56m x 3.32m)
Decorative fireplace, double panelled radiator, Upvc double glazed patio doors with fitted vertical blinds, giving access onto the rear garden.

KITCHEN/BREAKFAST ROOM: 18' 5'' x 7' 9'' (5.61m x 2.36m)
Double glazed windows to the rear and side. Fitted with a range of Shaker style wall and base units with wood effect work surface over, built-in Neff oven, grill, hob and extractor fan, integrated fridge/freezer, built-in washing machine, breakfast bar area, stainless steel single drainer sink unit, tiled floor and walls, double glazed door giving access to the side. Worcester gas fired combination boiler (concealed within a kitchen cupboard) supplying central heating and domestic hot water, vertical radiator.

DINING ROOM/BEDROOM THREE: 10' 10'' x 10' 2'' (3.30m x 3.10m)
Double glazed window to the front, double panelled radiator, understair cupboard.

SHOWER ROOM: 8' 4'' x 4' 5'' (2.54m x 1.35m)
Comprising of a fully tiled wet room with glass side screen, mixer shower, vanity unit with built in W.C and wash hand basin, Granite worktop, two double glazed windows, single panelled radiator.

FIRST FLOOR LANDING:
Access to loft with loft ladder, doors to remaining bedrooms.

BEDROOM ONE: 18' 8'' x 10' 10'' (5.69m x 3.30m)
Double glazed window to the rear, double panelled radiator, cupboard with double doors, and door to eaves storage.

BEDROOM TWO: 10' 10'' x 10' 10'' (3.30m x 3.30m)
Double glazed window to the front, double panelled radiator, door to eaves storage area, door to:

EN-SUITE CLOAKROOM:
W.C with concealed cistern, vanity wash hand basin.

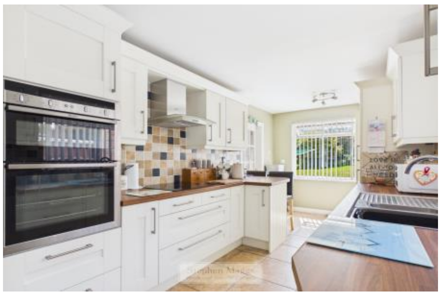
FRONT GARDEN:
The front garden is enclosed by a boundary wall, laid to block paving and providing off road parking for several cars, to the side of which is a concrete drive providing further parking leading to the garage.

GARAGE: 20' 1'' x 9' 2'' (6.12m x 2.79m)
Detached garage with up and over door, side window and pitched roof.

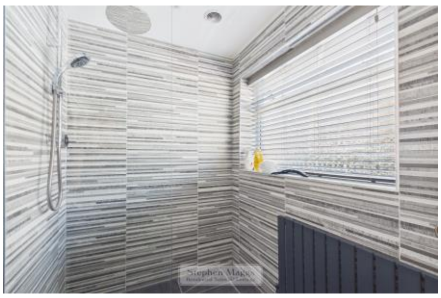
REAR GARDEN:
The rear garden enjoys a Southerly aspect and is enclosed by fencing. Immediately adjoining the property is a patio area, with the remainder laid to lawn with path, mature shrubbery and access to the side and garage.

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.



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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If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

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)

17 Holsom Close BRISTOL BS14 8LU	Energy rating **C**	Valid until:	**13 July 2036**
		Certificate number:	**8409-5096-5002-0193-0702**

Property type	Semi-detached house
Total floor area	91 square metres

Rules on letting this property

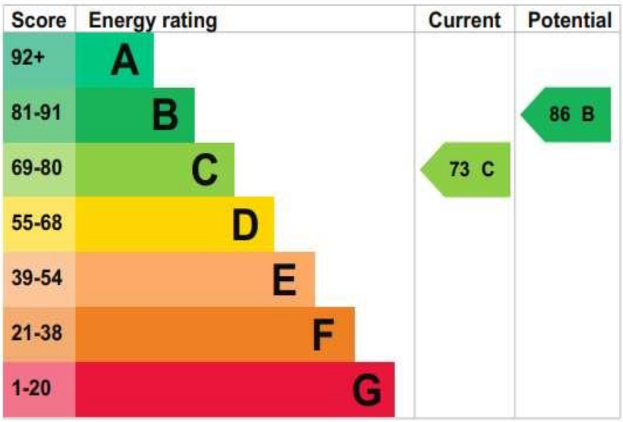
Properties can be let if they have an energy rating from A to E.

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).

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