



Valuations based on experience!

**23 Derricke Road
Stockwood
Bristol BS14 8NN**

A three bedroom detached house situated in a popular area of Stockwood, benefitting from two reception rooms, gas central heating, utility/cloak room, double glazing, off road parking.



REF: ASW05665

Asking Price £350,000

**Detached House * Three Spacious Bedrooms * Two Reception Rooms *
Kitchen/Diner * Groundfloor Cloakroom & Utility * Front Driveway and Rear
Garden * Energy Rating: C * Council Tax Band: C * Tenure: Freehold**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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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:

Three bedroom DETACHED property with NO ONGOING CHAIN. Spacious property with entrance porch with two reception rooms, large kitchen/diner, WC/utility. To the first floor two double bedrooms with fitted wardrobes, a single bedroom and a family bathroom. This property further boasts gas central heating, uPVC double glazing, driveway for several vehicles and rear garden.

ENTRANCE PORCH:

Via a Upvc opaque front door and side panel, Upvc window to side, meter cupboard and seating.

HALLWAY:

Wooden door to entrance hallway, stairs rising to first floor, stairs rising to first floor, door to understairs cupboard and to second cupbaord under the stairs which houses a Worcester combination boiler, door to:

LOUNGE: 12' 9" x 13' 9" (3.88m x 4.19m)

Upvc window to front, double panelled radiator, fire place with gas coal effect fire.

SECOND RECEPTION ROOM: 12' 6" x 10' 3" (3.81m x 3.12m)

Upvc window to side and double panelled radiator.

KITCHEN/DINER 19' 0" x 10' 3" (5.79m x 3.12m)

Upvc patio door over looking and giving access onto the rear garden, Upvc window overlooking the rear garden, double panelled radiator, fitted with a range of wooden fronted wall and base units with contrasting work surface over, single drainer sink unit with mixer tap, built -in oven and electric hob with cooker hood over, integrated fridge, freezer and dishwasher.

UTILITY AND W.C: 5' 9" x 2' 9" (1.75m x 0.84m)

Comprising of a sink unit with low level W.C and space and plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING:

Upvc opaque window to the side, access to loft area.

BEDROOM ONE: 12' 1" x 10' 9" (3.68m x 3.27m)

Upvc window to the front and double panelled radiator bult-in wardrobes.

BEDROOM TWO: 12' 0" x 11' 9" (3.65m x 3.58m)

Upvc window to the rear, double panelled radiator, built -in wardrobes and dressing table.

BEDROOM THREE: 8' 3" x 6' 10" (2.51m x 2.08m)

Upvc window to the rear, double panelled radiator.

BATHROOM: 7' 8" x 7' 7" (2.34m x 2.31m)

Upvc widow to rear, fitted suite comprising panelled bath with Triton mixer shower over, low level W.C, pedestal wash hand basin, fully tiled walls.

FRONT GARDEN:

Laid to brick pavers providing off road parking for two vehicles.

REAR GARDEN:

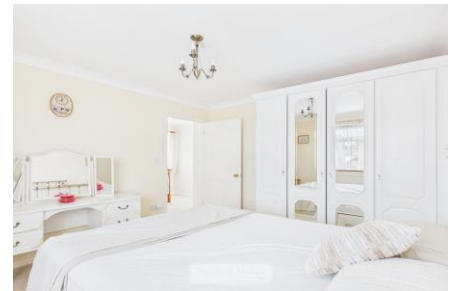
Enclosed with fencing the rear garden has a patio immediately adjacent to the property, laid to lawn and with a gravelled area, side access,

N.B:

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

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.



Stephen Maggs

Residential Sales & Lettings

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)

23 Derricke Road
BRISTOL
BS14 8NW

Energy rating

C

Valid until:

20 January 2036

Certificate number:

9536-0229-0500-0709-8226

Property type

Detached house

Total floor area

110 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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		