

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

91 Harrington Road Stockwood Bristol BS14 8JP

THREE BEDROOM SEMI DETACHED family home set on a popular Road in Stockwood. Available for the first time since new this property benefits from gas central heating, uPVC double glazing, detached garage & driveway



REF: ASW5667

Asking Price £335,000

Three Bedroom Semi Detached * Lounge/Diner * Groundfloor WC & Family Bathroom * Conservatory * Garage & Driveway * Gas Central Heating & Double Glazing * Energy Rating: D * 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

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

DESCRIPTION:

Well maintained three bedroom semi detached home situated on a popular Road in Stockwood. Accommodation comprises, entrance porch, wc, lounge and dining room, fitted kitchen and conservatory. To the first floor three bedrooms and a refitted shower room. This property further benefits from driveway for several vehicles, detached garage, front & rear gardens.

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.

ENTRANCE HALLWAY:

Upvc opaque door, double panelled radiator.

LOUNGE: 13' 10" x 13' 8" (4.21m x 4.16m)

Upvc floor to ceiling window to front, double panelled radiator and gas fire.

KITCHEN: 10' 6" x 8' 5" (3.20m x 2.56m)

Upvc door and side screen giving access to the rear garden, Upvc window to the side of the property, fitted with a range of wall and base units with worktop surface over, 1.5 bowl sink unit with mixer tap over, space for electric cooker and space for washing machine, tiled floor and tiled splashbacks.

DOWNSTAIRS W.C:

Upvc opaque window to side, Low level W.C.

DINING ROOM: 10' 5" x 8' 2" (3.17m x 2.49m)

Double panelled radiator, Upvc patio doors leading to conservatory.

CONSERVATORY: 9' 10" x 7' 4" (2.99m x 2.23m)

Upvc conservatory with polycarbonate roof, over looking and giving access onto the rear garden.

FIRST FLOOR LANDING:

Access to loft area.

BEDROOM THREE: 10' 8" x 6' 10" (3.25m x 2.08m)

Upvc window to rear, single panelled radiator.

BEDROOM ONE: 13' 9" x 9' 11" (4.19m x 3.02m)

Upvc window to rear, double panelled radiator, storage cupboard housing gas boiler and hot water cylinder, built-in wardrobes and vanity unit.

BEDROOM TWO: 10' 11" x 9' 11" (3.32m x 3.02m)

Upvc window to the front, double panelled radiator.

BATHROOM:

Upvc opaque window to front, comprising of a shower cubicle with electric Mira shower, built-in vanity unit low level W.C, fully tiled, towel radiator.

FRONT GARDEN:

Off road parking for several vehicles, lawn area with shrubbery.

REAR GARDEN:

Enclosed garden with patio area leading from the conservatory and rear door. lawn area, decking with seating area, borders, garden shed and personal door to the garage.

GARAGE: 17' 9" x 8' 8" (5.41m x 2.64m)

Larger than average detached garage with electric roller door, Upvc personal door to rear garden.

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.



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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)

91 Harrington Road
BRISTOL
BS14 8JP

Energy rating

D

Valid until:

16 September 2036

Certificate number:

2050-2711-5060-1000-3091

Property type

Semi-detached house

Total floor area

82 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		