

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

114 Bifield Road

Bristol BS14 8TU

NO ONGOING CHAIN with this four bedroom end of terrace house that REQUIRES UPDATING, enjoying views to the rear. Call to book your viewing without delay.



REF: ASW5639

Asking Price £225,000

**Four bedroom end of terrace * Large living room
Gas central heating & double glazing * Enclosed rear garden
No ongoing chain * Council tax band: B * 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:

Fronting a pedestrian green, this four bedroom end of terrace terraced house offers sizeable accommodation, that requires a program of updating. Offered for sale without the complication of an ongoing chain, this property requires an early viewing to secure!

HALLWAY:

Opaque double glazed entrance door, central heating thermostat, Staircase rising to the first floor.

LIVING ROOM: 19' 0" x 17' 5" narrowing to 14' (5.79m x 5.30m)

Double glazed windows and door, overlooking and giving access onto the rear garden, two panelled radiators, a large walk in under stair cupboard housing the electric meter.

KITCHEN: 11' 10" x 9' 1" plus recess (3.60m x 2.77m)

Double glazed window to the front, fitted wall and base units with worktop surfaces, 1.5 bowled single drainer sink unit, tiled splashback, tiled flooring, panelled radiator.

FIRST FLOOR LANDING:

Access to loft space, single panelled radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, doors to all first floor accommodation.

BEDROOM ONE: 13' 3" x 9' 11" (4.04m x 3.02m)

Double glazed window to the rear enjoying rural views towards Keynsham, panelled radiator.

BEDROOM TWO: 10' 2" x 9' 11" (3.10m x 3.02m)

Double glazed window to the front, panelled radiator, built-in wardrobe.

BEDROOM THREE: 10' 3" x 7' 1" (3.12m x 2.16m)

Double glazed window to the rear enjoying similar views to bedroom one, panelled radiator.

BEDROOM FOUR: 10' 3" maximum x 7' 1" (3.12m x 2.16m)

Double glazed window to the front, panelled radiator.

BATHROOM:

Opaque double glazed window to the front, fitted with a white suite comprising of a panelled bath with overhead shower, pedestal wash hand basin, close coupled W.C, tiled walls, extractor fan.

REAR GARDEN:

At the rear is a garden enclosed with Lapwood fencing, in need of cultivating, the garden extends to the side which has in turn a gate returning to the front.

SERVICE CHARGE:

There is a monthly service charge of £13.35

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.

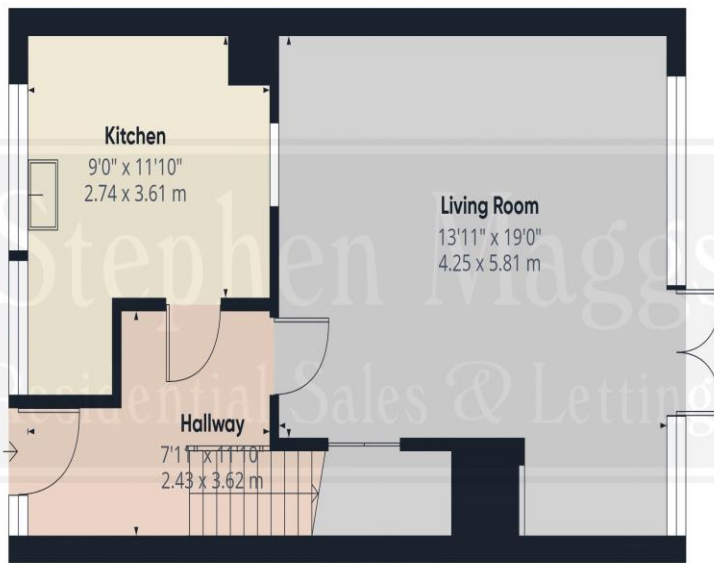
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@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.

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.

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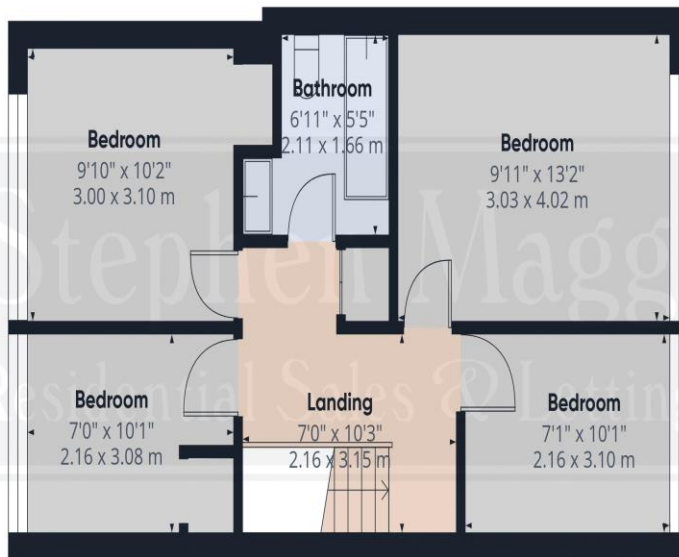


Floor 0

Approximate total area⁽¹⁾

1014 ft²

94.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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)

43 Bifield Gardens
BRISTOL
BS14 8TG

Energy rating

C

Valid until:

12 December 2034

Certificate
number:

9370-2938-4490-2004-8581

Property type

Mid-terrace house

Total floor area

94 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 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		