

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

62 Pettigrove Road Kingswood Bristol BS15 9SW

Situated in a favourable position, this three bedroom detached bungalow requires updating, and comes without the complication of an ongoing chain.



REF: ASW5608

Asking Price £375,000

**Three bedroom detached bungalow * Large 'L' shaped living room
Refitted kitchen * Very large 'P' shaped double glazed conservatory
Gas central heating & double glazing * Garage & parking
Requires updating * Council tax band: D * 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:

The property is situated in **KINGSWOOD** which is situated on the East side of Bristol. Kingswood has a vibrant High Street with many well known retail outlets, pubs, bars and restaurants, together with regular bus services to the City centre and adjoining suburbs.

DESCRIPTION:

Requiring updating, this good size three bedroom detached bungalow comes without the complication of an ongoing chain. Occupying a favourable position at the end of Pettigrove Road, the bungalow offers a large double glazed 'P' shape conservatory, garage with additional parking, and a southerly aspect rear garden. Call to arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Double glazed entrance doors, further double glazed door into:

HALLWAY:

A large 'L' shaped hallway having dado rail, single panelled radiator, access to a large loft space having a retractable ladder with light, cupboard housing a Worcester gas fired combination boiler supplying central heating, and domestic hot water, doors to all accommodation.

LIVING ROOM: 24' 7" x 17' 4" narrowing to 13' 4" (7.49m x 5.28m)

A large 'L' shaped room having two double glazed windows to the front, stained glass double glazed window to the side and a large double glazed window overlooking the conservatory to the rear, tiled fireplace housing a gas focal point fire, two double panelled radiators, air conditioning unit, two ceiling lights with fans.

KITCHEN: 13' 0" x 8' 11" (3.96m x 2.72m)

Double glazed window and door overlooking and giving access onto the conservatory at the rear. Refitted with a range of cream fronted wall and base units with wood effect roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in Bosch single oven, microwave, four burner gas hob with cooker hood over, plumbing for dishwasher, tiled surrounds, double panelled radiator, opaque double glazed door to:

CONSERVATORY: 31' 9" x 11' 5" narrowing to 6' 7" (9.67m x 3.48m)

A large 'P' shaped double glazed conservatory having two double panelled radiators, plumbing for washing machine, polycarbonate roof with ceiling light fan, two doors giving access onto the rear garden.

BEDROOM ONE: 12' 6" x 12' 0" (3.81m x 3.65m)

Double glazed window to the rear, single panelled radiator, range of fitted wardrobes.

BEDROOM THREE: 11' 8" x 10' 2" (3.55m x 3.10m)

Double glazed window to the front, single panelled radiator, range of wardrobes.

BEDROOM TWO: 12' 6" x 8' 0" (3.81m x 2.44m)

Double glazed window to the rear, double panelled radiator, range of fitted wardrobes.

BATHROOM:

A larger than average bathroom having two opaque double glazed windows to the front, walk in tiled shower cubicle, vanity wash hand basin, W.C with concealed cistern, further fitted cupboards, mixer tap with shower head over wash basin, tiled walls, designer radiator.

FRONT GARDEN:

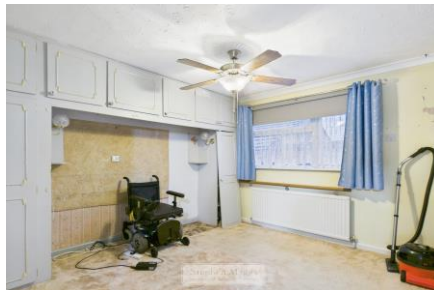
At the front is a garden enclosed with walling, laid to paving with surrounding flowerbed, to the side of which is a tarmac driveway providing off road parking, this area extends to the side of the bungalow providing further parking space and gives access to the garage.

GARAGE:

There is a single garage detached at the rear having up and over door, power and light connected, and a side personal door.

REAR GARDEN:

The rear garden is enclosed with lapwood fencing, laid to a combination of paving and artificial grass with flowerbed and greenhouse.



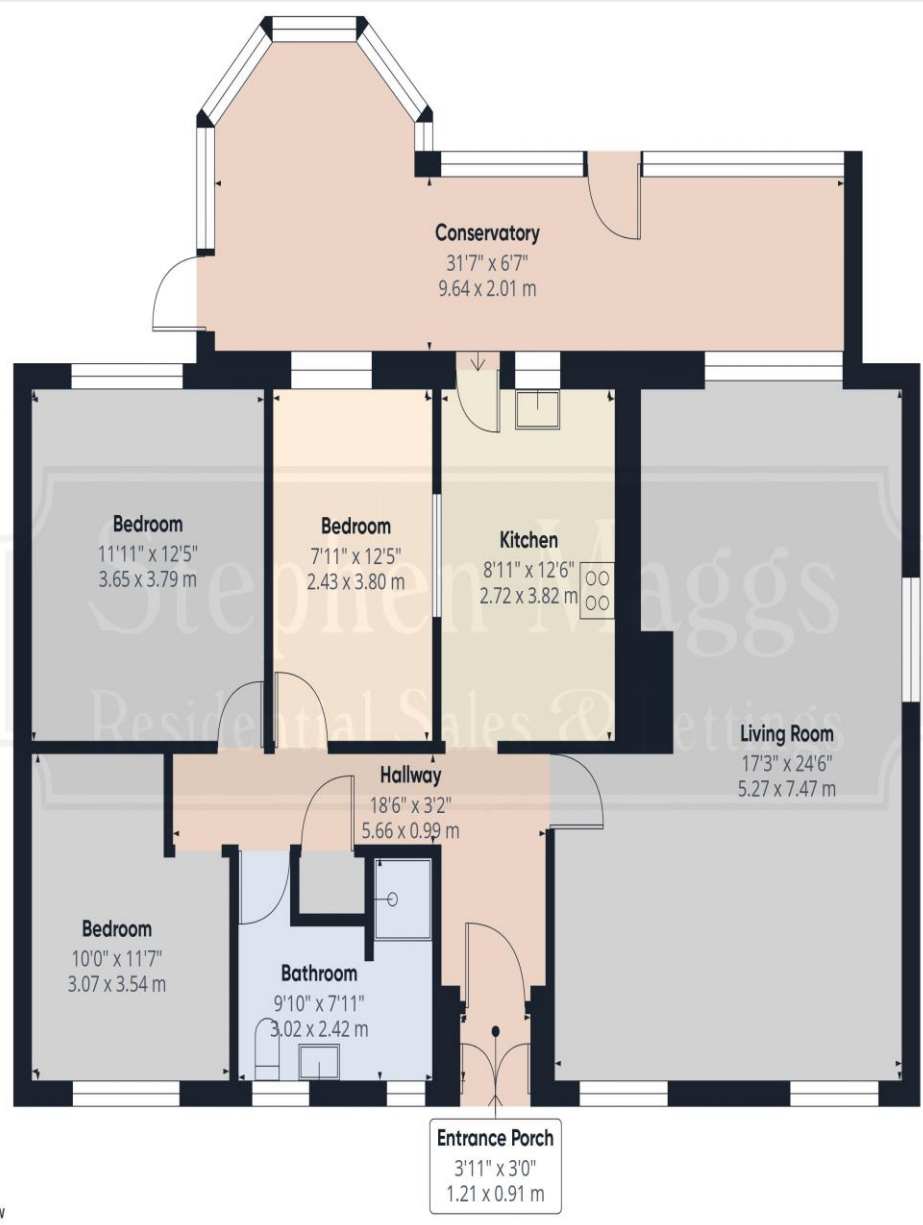
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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Residential Sales & Lettings

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

1. Photo ID for all buyers
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.

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



Approximate total area⁽¹⁾
1263 ft²
117.2 m²

(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)

62 Pettigrove Road
BRISTOL
BS15 9SW

Energy rating

C

Valid until:

19 February 2036

Certificate
number:

0225-0200-5606-2055-0304

Property type

Detached bungalow

Total floor area

98 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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		