

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

4 Archer Walk Stockwood Bristol BS14 8LF

A three bedroom starter terrace, offered for sale WITHOUT AN ONGOING CHAIN, enjoying a good size garden.



REF: ASW5628

Asking Price £295,000

**Three Bedroom Terrace * Ground Floor Cloakroom * Living Room * Kitchen
Larger Than Average Bathroom * Gas Central Heating & Double Glazing
Gardens Front & Rear * No Chain * Council Tax Band: B * 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:

This good size three bedroom terrace would make an ideal first home, and is available without the complication of an ongoing chain. The property offers a ground floor cloakroom, gas central heating & double glazing, and has pretty gardens to the front & rear. Call to arrange your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door, radiator with decorative cover, three good size storage cupboards, central heating thermostat, staircase rising to first floor, glazed door to rear porch.

CLOAKROOM:

Opaque double glazed window to the rear, fitted with a white close coupled W.C, vanity wash hand basin, tiled walls, electric radiator.

LIVING ROOM: 13' 5" x 11' 8" (4.09m x 3.55m)

Double glazed window to the front, single panelled radiator, television point, telephone point.

KITCHEN/BREAKFAST ROOM: 13' 4" maximum x 11' 4" (4.06m x 3.45m)

Double glazed window to the rear, range of fitted wall and base units with contrasting worktop surfaces, inset stainless steel single drainer sink unit, single electric oven, four ring glass hob with cooker hood over, space and plumbing for automatic washing machine, space for upright fridge/freezer, panelled radiator.

REAR PORCH:

Double glazed door giving access to the rear garden and door to large built-in storage cupboard/shed.

FIRST FLOOR LANDING:

Access to loft space, built-in airing cupboard housing a lagged hot water cylinder with fitted immersion heater, central heating timer control unit. Doors to all first floor accommodation.

BEDROOM ONE: 12' 1" x 10' 5" plus door recess (3.68m x 3.17m)

Double glazed window to the front, single panelled radiator.

BEDROOM TWO: 11' 3" x 10' 9" (3.43m x 3.27m)

Double glazed window to the rear, double panelled radiator.

BEDROOM THREE: 8' 11" x 9' 3" (2.72m x 2.82m)

Double glazed window to the front, single panelled radiator, built-in over stair cupboard.

BATHROOM:

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a white suite comprising of a 'P' shaped bath with glass shower screen, vanity unit with semi recessed wash hand basin, W.C with concealed cistern, tiled walls and floor, recessed low voltage ceiling spotlights, panelled radiator.

FRONT GARDEN:

The front garden is enclosed with low panelled fencing and laid primarily to lawn.

REAR GARDEN:

At the rear is a garden enjoying a Westerly aspect taking advantage of the afternoon sun, enclosed with lapwood fencing, having a patio area immediately adjacent to the rear with water point, the remainder is then laid mainly to lawn with feature apple tree and rear pedestrian 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.



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

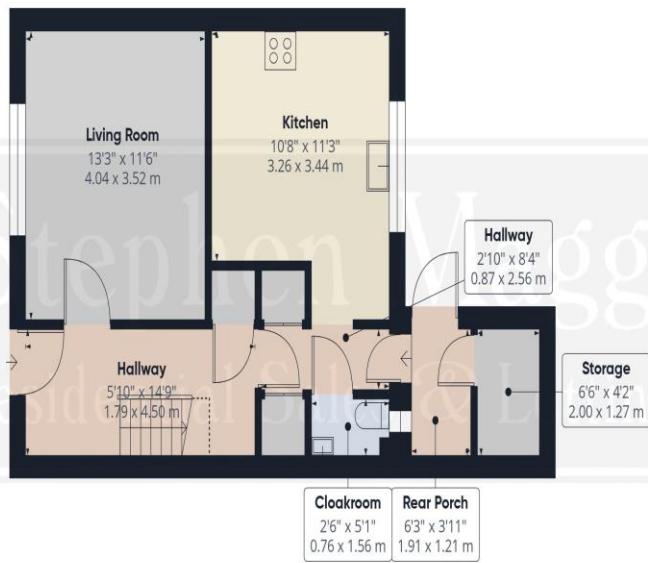
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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⁾

908 ft²
84.5 m²

Reduced headroom

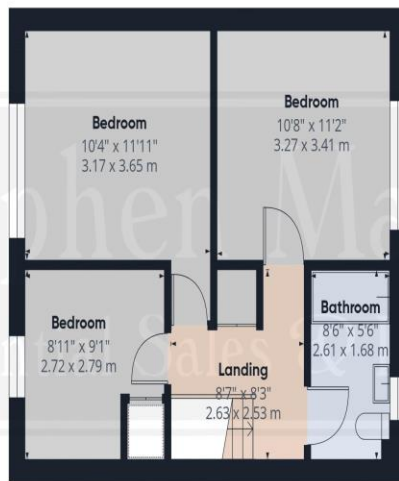
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



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)

4 Archer Walk
BRISTOL
BS14 8LF

Energy rating

C

Valid until:

3 February 2035

Certificate
number:

1735-3422-3400-0144-6202

Property type

Mid-terrace house

Total floor area

80 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 | | 89 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |