



Valuations based on experience!

**17 Maybourne
Brislington
Bristol BS4 4TX**

Priced to attract an early sale, this three bedroom end of terrace requires updating, but comes with the benefit of a NEW ROOF, and NEW WINDOWS.



REF: ASW5649

Asking Price £290,000

**Three bedroom end of terrace * No ongoing chain * New roof & new double glazed windows * Gas central heating * Conservatory * Garage & parking *
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:

BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:

This three bedroom end of terrace is being marketed at a price to reflect the need for general updating, but comes with the benefit of a new roof, and new double glazed windows. Properties in this location rarely remain available for long, so book your appointment to see the true potential of this property without delay!

ENTRANCE PORCH:

Composite entrance door, double glazed windows to three aspects, cupboard housing the gas meter, door to:

LIVING ROOM: 14' 8" x 13' 3" (4.47m x 4.04m)

Double glazed window to the front, double panelled radiator, fireplace with gas living flame fire, staircase rising to the first floor, glazed double doors to:

KITCHEN/DINING ROOM: 14' 7" x 9' 7" (4.44m x 2.92m)

High level double glazed window to the side, double glazed French doors overlooking and giving access to the conservatory. The kitchen at present has a range of wall and base units with worktop surfaces, stainless steel single drainer sink unit, plumbing for automatic washing machine, built-in oven, hob, fridge and freezer. The kitchen is in need of general refitment, double panelled radiator, understairs storage cupboard housing the electric meter and fuse board.

CONSERVATORY: 11' 10" x 9' 3" (3.60m x 2.82m)

A double glazed conservatory having a polycarbonate roof, double panelled radiator and double glazed French doors giving access onto the rear garden.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space with retractable ladder. There is a gas fired combination boiler supplying central heating and domestic hot water fitted in the loft space. Doors to first floor accommodation.

BEDROOM ONE: 14' 5" x 8' 4" (4.39m x 2.54m)

Double glazed window to the front, panelled radiator.

BEDROOM TWO: 9' 5" x 8' 4" (2.87m x 2.54m)

Double glazed window to the rear, panelled radiator.

BEDROOM THREE: 10' 2" x 6' 0" (3.10m x 1.83m)

Double glazed window to the front, panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a panelled bath with Triton electric shower over, pedestal wash hand basin, close coupled W.C, tiled walls, panelled radiator.

FRONT GARDEN:

The front garden is open plan fronting a pedestrian walkway, being laid to lawn, side lawn with shrubbery, metal gate giving access to rear garden.

REAR GARDEN:

Enclosed with a combination of walling and fencing, laid mainly to lawn, rear pedestrian access.

GARAGE:

There is a single garage at the rear, having an up and over door, and additional parking space to the front.

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.



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)

17 Maybourne BRISTOL BS4 4TX	Energy rating D	Valid until:	13 July 2036
		Certificate number:	0937-0200-6806-3417-0400

Property type	End-terrace house
Total floor area	65 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		