

*Valuations based on experience!*

**31 Staverton Way  
Kingswood  
Bristol BS15 9YR**

**NO ONGOING CHAIN with this three bedroom end terraced house that is priced to allow for cosmetic updating. Call to book your viewing without delay.**



REF: ASW5601

**Asking Price £275,000**

**Three Bedroom End Terrace \* Living Room \* Gas Central Heating  
& Double Glazing \* Enclosed Rear Garden With Rear Access  
No Ongoing Chain \* Garage & Parking \*  
EPC Rating: C \* Council Tax Band: 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](http://www.stephenmaggs.co.uk) [email@stephenmaggs.co.uk](mailto: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:**

Conveniently situated close to the A4174 ring road, this three bedroom end of terrace is offered for sale without the complication of an ongoing chain. Offering both gas central heating and double glazing, the property has a single garage, enclosed garden, and is priced to allow for cosmetic updating. Contact the sole selling agent to arrange your accompanied viewing appointment.

**ENTRANCE PORCH:**

Double glazed entrance doors, quarry tiled floor, door and side screen to:

**HALLWAY:**

Panelled radiator, electric consumer box, understair cupboard housing the gas meter, staircase rising to first floor.

**LIVING ROOM: 14' 10" x 10' 7" (4.52m x 3.22m)**

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

**KITCHEN/DINING ROOM: 17' 0" x 9' 11" (5.18m x 3.02m)**

Two double glazed windows to the rear, opaque double glazed door giving access onto the rear garden. Fitted with a range of wall and base units with worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine and dishwasher, gas and electric cooker points, panelled radiator, Worcester gas fired combination boiler supplying gas central heating and domestic hot water.

**FIRST FLOOR LANDING:**

Access to loft space, built in shelved cupboard, doors to first floor accommodation.

**BEDROOM ONE: 12' 11" x 9' 11" (3.93m x 3.02m)**

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

**BEDROOM TWO: 10' 0" x 9' 11" (3.05m x 3.02m)**

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

**BEDROOM THREE: 9' 2" x 6' 8" (2.79m x 2.03m)**

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

**BATHROOM:**

Presently arranged as a wet room, having an opaque double glazed window to the rear, electric shower, pedestal wash hand basin, close coupled W,C, tiled surrounds, panelled radiator.

**FRONT GARDEN:**

The front of the house is approached via a pedestrian walkway with a large communal green. The front garden itself is enclosed with walling and fencing, laid mainly to lawn.

**REAR GARDEN:**

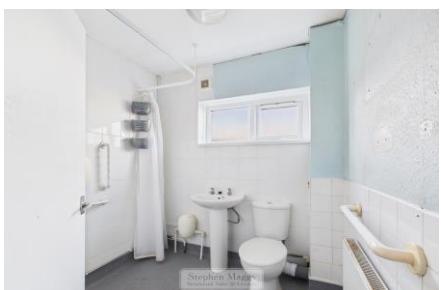
At the rear is a good size garden, being enclosed with walling, laid to a combination of patio and lawn with rear pedestrian access.

**GARAGE:**

There is a single garage having an up & over door, with an additional parking space for one car.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





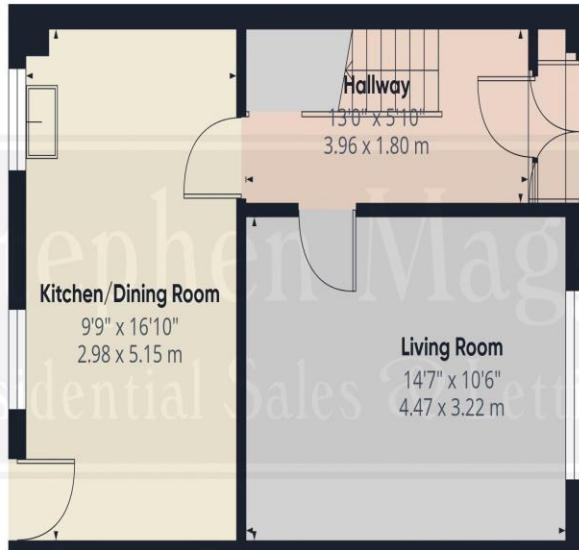
# Stephen Maggs

Residential Sales & Lettings

If you are interested in putting an offer in on this property, 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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Stephen Maggs  
Residential Sales & Lettings

Approximate total area<sup>(1)</sup>

787 ft<sup>2</sup>

73 m<sup>2</sup>



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)

31 Staverton Way  
BRISTOL  
BS15 9YR

Energy rating

C

Valid until:

28 February 2034

Certificate  
number:

0390-2929-9070-2804-8985

Property type End-terrace house

Total floor area 79 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>).

## 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

