

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**11 Ladman Road
Stockwood
Bristol BS14 8QH**

A three bedroom semi detached family home, ENHANCED BY A SUNNY REAR GARDEN, situated in a convenient position for local amenities.



REF: ASW5629

Asking Price £330,000

Three bedroom semi detached * Living room & dining room * Kitchen * Gas central heating & double glazing * Garage & parking * Sunny rear garden * Council tax band: C * 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:

Situated in a convenient position for local amenities, this three bedroom semi detached family home should be added to your viewing list. Offering both gas central heating & double glazing, the property enjoys a good size sunny rear garden, off-street parking and a garage. Call to book your appointment without delay.

ENTRANCE PORCH::

Opaque double glazed entrance door and sidescreen, laminated timber flooring, panelled radiator, glazed door to:

LIVING ROOM: 16' 8" x 12' 11" (5.08m x 3.93m) including width of staircase

Double glazed window to the front with fitted Venetian blind, feature decorative fireplace, continuation of the laminated flooring from the porch, panelled radiator, T.V point, understair storage cupboard, turnspindle staircase rising to the first floor, archway to:

DINING ROOM: 10' 9" x 8' 8" (3.27m x 2.64m)

Double glazed patio door overlooking and giving access onto the rear garden, continuation of the laminate flooring, double panelled radiator, doorway to:

KITCHEN: 10' 0" x 7' 7" (3.05m x 2.31m)

Double glazed window to the side with fitted Venetian blind, opaque double glazed door overlooking and giving access onto the rear garden. The kitchen has a range of white fronted wall and base units with roll edge worktop surfaces, inset 1.5 bowl sink unit, built-in single oven, four ring glass hob with cooker hood over, plumbing for dishwasher, tiled splashbacks, laminated timber flooring.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted Venetian blind, access to loft space with retractable ladder, housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, doors to first floor accommodation.

BEDROOM ONE: 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window to the front with fitted Venetian blind, double panelled radiator, built-in wardrobe.

BEDROOM TWO: 9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to the rear with fitted Venetian blind. television point, panelled radiator, built-in wardrobe.

BEDROOM THREE: 10' 2" x 6' 10" (3.10m x 2.08m)

Double glazed window to the front with fitted Venetian blind, panelled radiator.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising of a panelled bath with mixer tap shower over, pedestal wash hand basin, close coupled W.C, tiled walls, panelled radiator, recessed low voltage spotlights.

FRONT GARDEN:

The front is laid to block paving providing off road parking for two cars, with a shrub side border and gives access to the garage.

GARAGE:

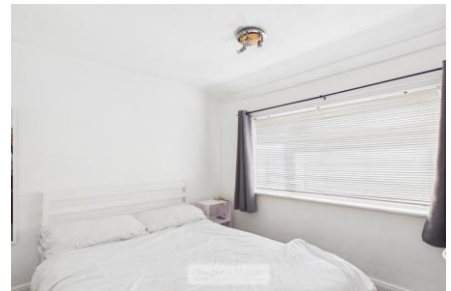
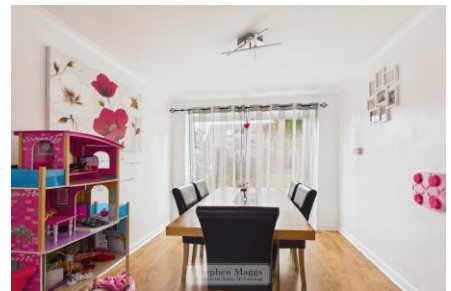
There is a single garage attached at the side, having an up and over door, power and light connected, plumbing for washing machine, rear personal door.

REAR GARDEN:

At the rear is a good size garden a having a sunny Southerly aspect, with an area of patio immediately to the rear with security flood light, beyond which is a garden laid mainly to lawn with shrubbery and a side sitting area.

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.

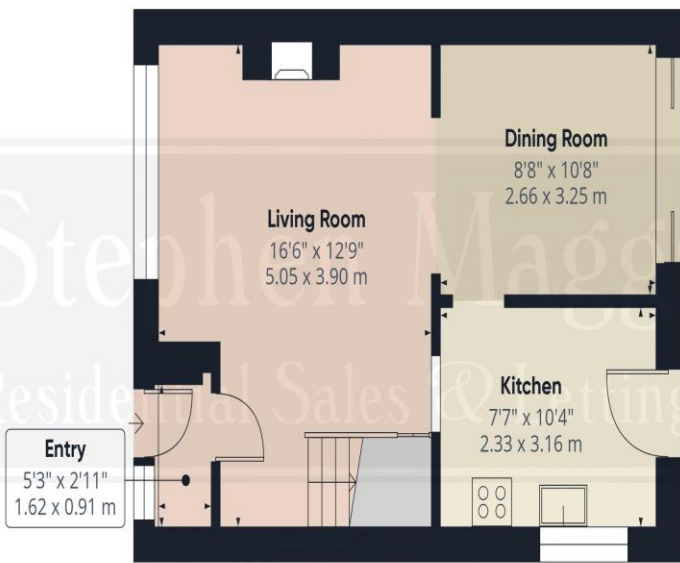
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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.

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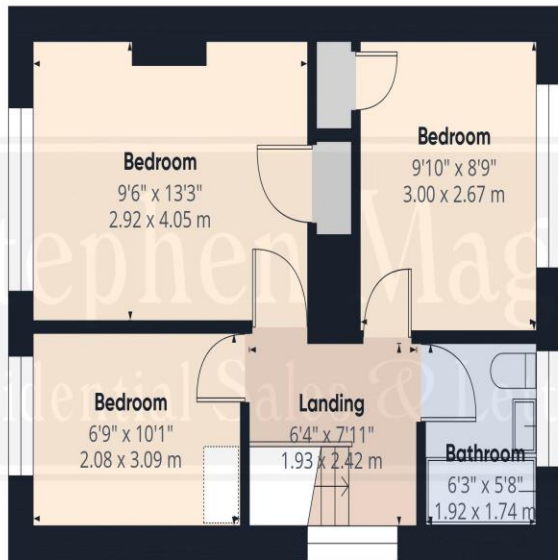


Floor 0

Approximate total area⁽¹⁾

749 ft²

69.5 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.

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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)

11 Ladman Road
BRISTOL
BS14 8QH

Energy rating

C

Valid until:

11 May 2036

Certificate
number:

9208-9026-5002-0195-0306

Property type

Semi-detached house

Total floor area

75 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		