

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

18 Runnymead Avenue Brislington Bristol BS4 5BA

A BEAUTIFULLY PRESENTED three bedroom family home WITH THE UPWARD CHAIN COMPLETE, situated OFF BATH ROAD, therefore close to a good range of local amenities.



REF: ASW5566

Offers in Excess of £375,000

**Very well presented terraced home * Separate reception rooms
Refitted kitchen with appliances * Gas central heating & double glazing
Off-street parking * Rear garden with a surprise
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:

Add this one to your viewing list! This very well presented three bedroom terrace, has been the subject of a comprehensive program of updating in recent years, to now offer quality that can only be appreciated by viewing internally. Book your accompanied viewing today - you will not be disappointed!

ENTRANCE PORCH:

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

HALLWAY:

Built-in cupboards housing the gas and electric meters, double panelled radiator, recessed low voltage spotlights, understair storage cupboard, staircase rising to the first floor.

LIVING ROOM: 12' 11" x 12' 7" into bay (3.93m x 3.83m)

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

DINING ROOM: 12' 0" x 10' 5" (3.65m x 3.17m)

Double glazed patio door overlooking and giving access onto the rear garden, laminated timber flooring, double panelled radiator, recessed low voltage spotlights, large opening through to:

KITCHEN: 15' 0" x 7' 10" (4.57m x 2.39m)

This incorporates a single story rear extension. Double glazed window to the rear, also a double glazed Velux window, fitted with a comprehensive range of Shaker style wall units with fitted cornice and light pelmets, base fitted units with timber effect worktop surfaces, inset 1.5 bowl single drainer sink unit, plumbing for automatic machine, integrated dishwasher, fridge/freezer, also built-in single oven, four burner gas hob with cooker hood over, tiled surrounds, low voltage ceiling spotlights.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, doors to first floor accommodation.

BEDROOM ONE: 15' 2" into bay x 10' 10" plus door recess (4.62m x 3.30m)

Double glazed bay window to the front. double panelled radiator, recess low voltage spotlights, television point.

BEDROOM TWO: 13' 0" including depth of wardrobe x 9' 11" (3.96m x 3.02m)

Double glazed window to the front, single panelled radiator, wall to wall fitted wardrobes, one concealing a Viesmann gas fired combination boiler supply central heating and domestic hot water, recessed low voltage spotlights.

BEDROOM THREE: 8' 9" x 8' 0" (2.66m x 2.44m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear. The bathroom has been refitted with a white suite comprising of a shower cubicle with mixer shower, having both overhead and flexible shower hoses, wall attached vanity wash hand basin, close coupled W.C, tiled surrounds, tiled floor with underfloor heating, panelled radiator, extractor fan, illuminated self demisting mirror.

FRONT GARDEN:

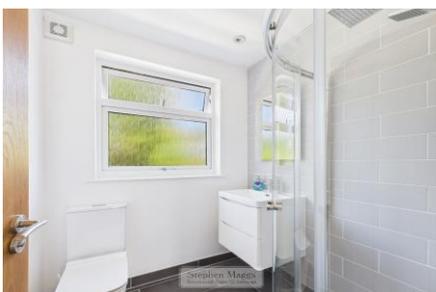
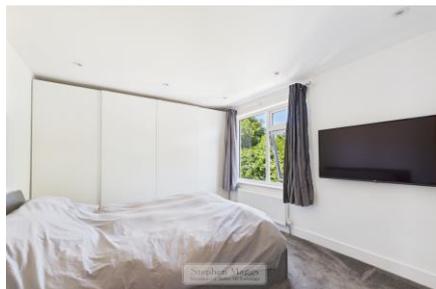
The front is laid to block paving providing off road parking for two cars.

REAR GARDEN:

At the rear is a garden enjoying a westerly aspect, being enclosed with fencing and walling, having a good size area of patio immediately adjacent to the house with security flood light, beyond which is a small area of lawn with flowerbed, block built outhouse and also a useful outside W.C. There is a gate to a rear pedestrian lane. Beyond the lane is a good parcel of lane which at present has trees, and drops down to a stream at the bottom.

N.B:

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



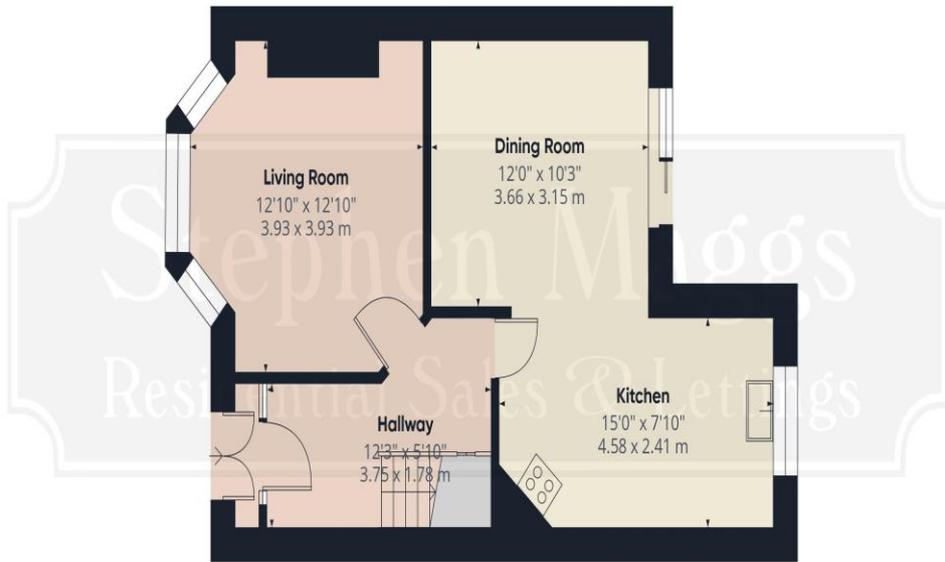


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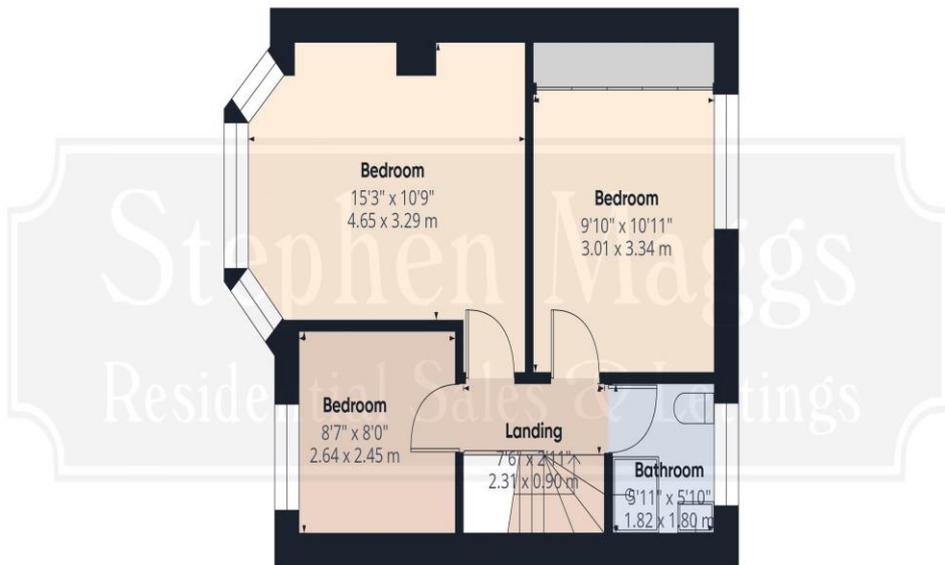
If you are interested in putting an offer in on this property, I will need the following information from you first.

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 cliff@stephenmaggs.co.uk before any offer is put forward.



Floor 0



Floor 1

Approximate total area⁽¹⁾

911 ft²

84.5 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)

18, Runnymede Avenue
BRISTOL
BS4 5BA

Energy rating

D

Valid until:

5 September 2030

Certificate
number:

8080-7821-7800-7154-4202

Property type

Mid-terrace house

Total floor area

87 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		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		