

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**148 Harrington Road
Stockwood
Bristol BS14 8JR**

A BEAUTIFULLY PRESENTED three bedroom end of terrace, simply requiring only an internal viewing to be appreciated.



REF: ASW5613

Guide Price £325,000

Beautifully presented family home * Kitchen/dining room with built in appliances * Utility room & cloakroom * Gas central heating & double glazing * Enclosed rear garden * Off-street parking * 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 beautiful three bedroom family home has been much improved, and now offers quality accommodation throughout. There are many features that make this property 'stand out' from its competition. Only by viewing internally can the true quality be appreciated. Call to arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Double glazed porch with an opaque double glazed door giving access into:

HALLWAY:

Designer radiator, Karndene wood effect flooring, fitted understair storage cupboard and pop out drawers, separate tall coat cupboard, opaque double glazed door to utility room, staircase rising to first floor, recessed low voltage spotlights, door to:

CLOAKROOM:

White close coupled W.C, corner wash hand basin with tiled splashback, tiled floor.

LIVING ROOM: 13' 4" x 11' 8" (4.06m x 3.55m)

Double glazed window to the front, continuation of Karndene wood effect flooring, panelled radiator, plaster coving, television point.

KITCHEN/DINING ROOM: 13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed window to the rear. Refitted with an extensive range of cream fronted wall units with fitted light pelmets concealing work surface lighting, base units with contrasting Quartz worktop surfaces, inset 1.5 bowl sink with mixer tap, integrated appliances to include freezer, fridge, oven, four ring glass hob, extractor hood and dishwasher, tiled splashbacks, tiled flooring, designer radiator, recessed low voltage spotlights.

UTILITY ROOM: 7' 10" x 5' 5" (2.39m x 1.65m)

Opaque double glazed door giving access onto the rear garden, space and plumbing for automatic washing machine, Karndene wood effect flooring.

FIRST FLOOR LANDING:

Access to loft space, built in storage cupboard, recessed spotlights, doors to all first floor accommodation.

BEDROOM ONE: 11' 11" x 13' 2" including door recess (3.63m x 4.01m)

Double glazed window to the front with fitted Austrian blind, range of fitted wardrobes, recessed low voltage spotlights, radiator with decorative cover.

BEDROOM TWO: 10' 9" including depth of wardrobes x 11' 4" (3.27m x 3.45m)

Double glazed window to the rear, radiator with decorative cover, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM THREE: 9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to the front fitted with Austrian blind, panelled radiator, over stair storage cupboard, fitted cabin style bed with pop out drawers, television point.

BATHROOM: 8' 6" x 5' 7" (2.59m x 1.70m)

The bathroom has been enlarged by incorporating two original built in cupboards, opaque double glazed window to the rear, fitted with a white suite comprising of a 'P' shaped bath with mixer shower and shower curtain, pedestal wash hand basin with tiled splashback, close coupled W.C, tiled floor, designer radiator, electric extractor fan.

FRONT GARDEN:

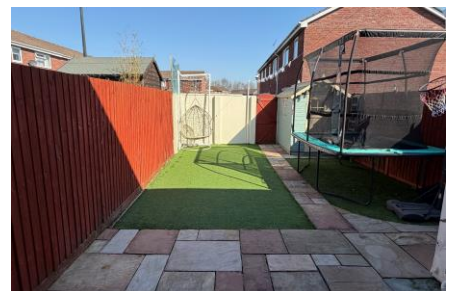
At the front is a garden that is laid to lawn, beside which is a concrete hardstanding providing off road parking.

REAR GARDEN:

At the rear is a garden enclosed with a combination of walling and fencing, having an area laid to patio with outside power and water point, the remainder is laid to artificial grass, with a timber garden shed and a rear pedestrian access.

N.B:

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



Stephen Maggs

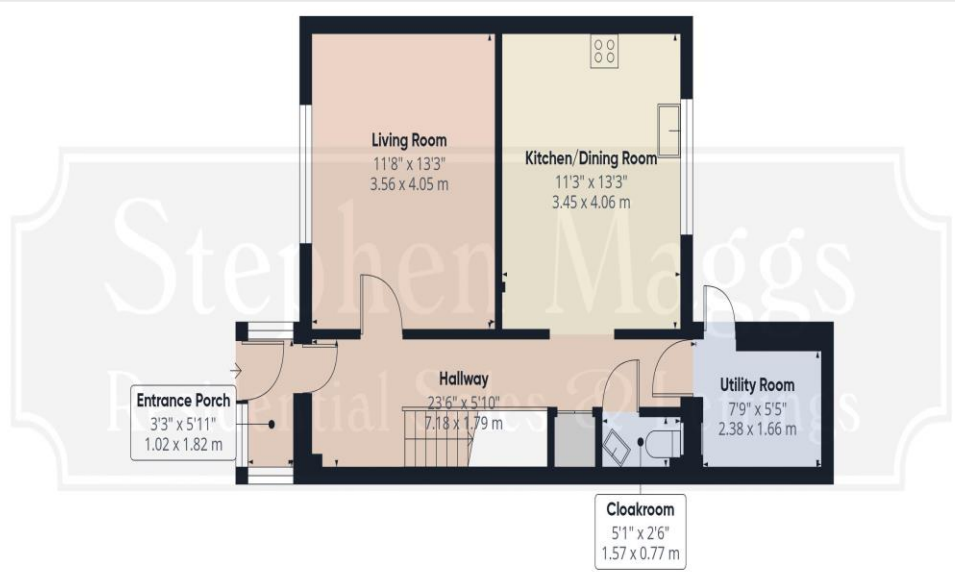
Residential Sales & Lettings

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

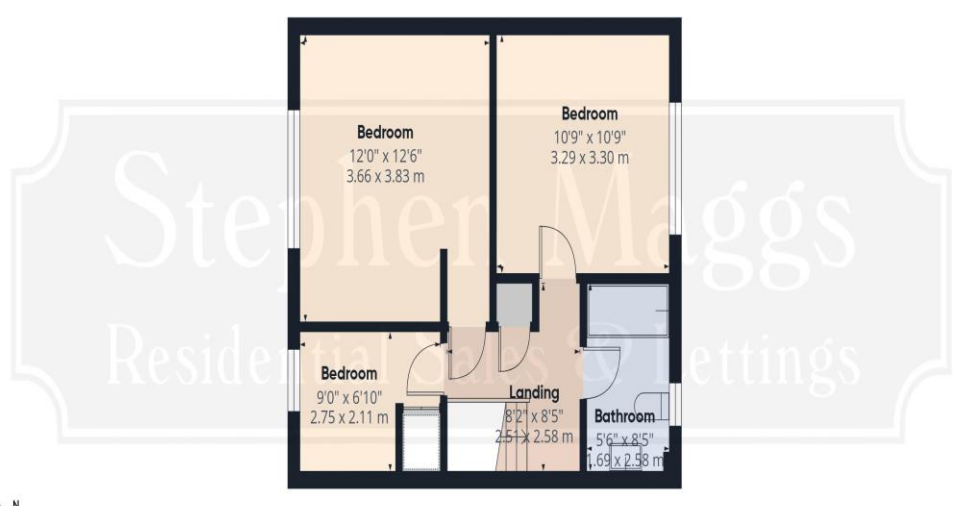
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or 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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
917 ft²
85.2 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.

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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)

148 Harrington Road
BRISTOL
BS14 8JR

Energy rating

C

Valid until:

19 March 2036

Certificate
number:

3001-4006-5002-0127-0206

Property type

End-terrace house

Total floor area

85 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		