

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**66 Craydon Grove  
Stockwood  
Bristol BS14 8EY**

**This QUALITY TWO BEDROOM end of terrace would make an IDEAL FIRST HOME, and is situated in a cul-de-sac with a South facing rear garden**



REF: ASW5610

**Asking Price £275,000**

**Quality Two Bedroom Home \* Living Room \* Modern Kitchen & Bathroom  
South Facing Rear Garden \* Gas Central Heating & Double Glazing  
Off-Street 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](http://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:**

Enjoying a South facing rear garden, this much improved two bedroom end of terrace would make an ideal first purchase. Boasting both gas central heating and double glazing, the property offers off-street parking for two vehicles, and in this agent's opinion, requires an early internal viewing.

**ENTRANCE HALL:**

Opaque double glazed entrance door and sidescreen, double panelled radiator, cupboard housing the gas and electric meters, laminated timber flooring, central heating thermostat, staircase rising to first floor, door to:

**LIVING ROOM: 15' 9" x 10' 5" (4.80m x 3.17m)**

Double glazed window to the front with fitted venetian blind, laminated timber flooring, double panelled radiator, television point.

**KITCHEN: 11' 2" x 8' 9" plus recess (3.40m x 2.66m)**

Double glazed window to the rear with fitted roller blind, opaque double glazed door giving access onto the rear garden. The kitchen is fitted with a range of wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, plumbing for dishwasher, space for upright fridge/freezer, tiled floor, double panelled radiator, built in understair cupboard, separate recess with space and plumbing for automatic washing machine and tumble dryer.

**FIRST FLOOR LANDING:**

Access to loft space, doors to first floor accommodation.

**BEDROOM ONE: 15' 8" x 10' 6" (4.77m x 3.20m)**

Double glazed window to the front with fitted venetian blind, panelled radiator, television point, built in wardrobe, separate built in cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM TWO: 11' 0" x 9' 1" plus door recess (3.35m x 2.77m)**

Double glazed window to the rear with fitted venetian blind, panelled radiator, television point.

**BATHROOM:**

Opaque double glazed window to the rear with fitted roller blind, fitted with a white suite comprising of panelled bath with mixer shower having both overhead and body sprays, fitted glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls and floor, ladder style radiator, recessed low voltage spotlights, extractor fan.

**FRONT GARDEN:**

At the front is a garden laid mainly to concrete, having off road parking for two cars with borders to either side, leading to a small area of paving at the side of the property, door to the house, and a gate to the rear garden.

**REAR GARDEN:**

At the rear is a garden enjoying a sunny Southerly aspect, having an area of patio immediately adjacent to the house with outside lighting, beyond which is a garden which is mainly laid to lawn with a good size timber shed, the whole being enclosed with a combination of brick walling and timber fencing.

**N.B:**

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



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs  
Residential Sales & Lettings

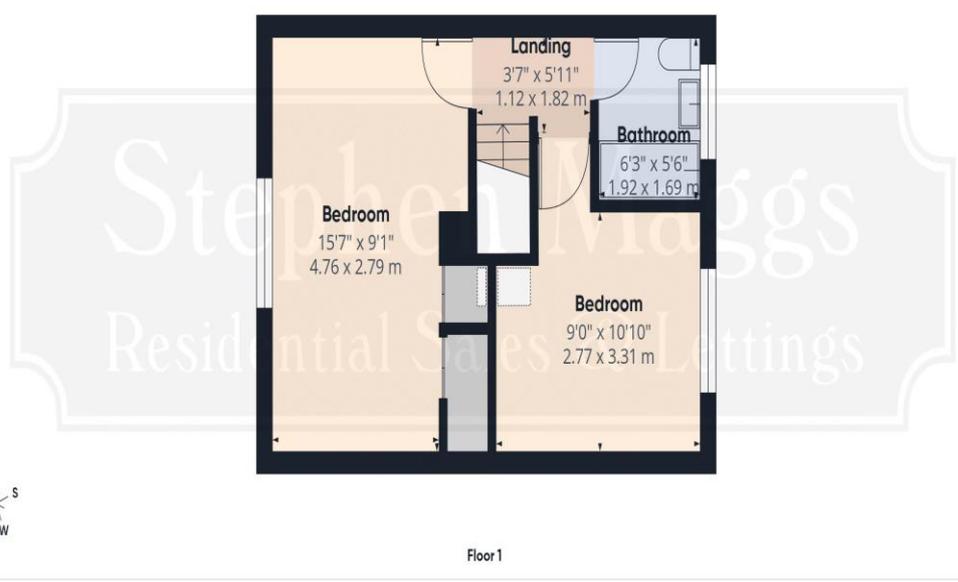
If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



Approximate total area<sup>(1)</sup>  
660 ft<sup>2</sup>  
61.4 m<sup>2</sup>



(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)

66 CRAYDON GROVE  
STOCKWOOD  
BRISTOL  
BS14 8EY

Energy rating

**D**

Valid until:

**2 March 2031**

Certificate  
number:

**0300-2697-1070-2109-2441**

Property type

End-terrace house

Total floor area

67 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 C.

[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		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		