

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

2 Harrington Avenue Stockwood Bristol BS14 8JT

Being sold for the FIRST TIME SINCE NEW! This three bedroom semi detached family home offers comfortable accommodation that requires some cosmetic updating. PRICED TO ATTRACT AN EARLY SALE!



REF: ASW5606

Offers in Excess of £300,000

**Three Bedrooms * Large Living Room * Kitchen * Ground Floor Cloakroom
Gas Central Heating & Double Glazing * Garage And Long Driveway
Enclosed 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:

This three bedroom semi detached is situated in a sought after location, and is offered for sale for the first time new. The property requires some cosmetic updating which has been allowed for in the competitive asking price. Call the sole selling agent to arrange your accompanied viewing without delay!

ENTRANCE HALL:

Opaque double glazed entrance door, staircase rising to first floor, double panelled radiator, telephone point, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a low level W.C, corner wash hand basin, Aqua boarding to dado height, panelled radiator.

LIVING ROOM: 17' 0" x 14' 8" (5.18m x 4.47m)

Double glazed French doors and side window over looking and giving access onto the rear garden, electric focal point fire set to a decorative fireplace, double panelled radiator, television point, walk-in storage cupboard housing the electric meter.

KITCHEN: 10' 9" x 9' 7" (3.27m x 2.92m)

Double glazed to the front, opaque double glazed door giving access to the driveway. The kitchen is fitted with a range of medium Oak fronted wall units with fitted cornice, light pelmets with worksurface lighting, base units with roll edged worktop surfaces, inset stainless steel single drainer sink unit, gas and electric cooker points, fitted cooker hood, space and plumbing for automatic washing machine, double panelled radiator, television point..

FIRST FLOOR LANDING:

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

BEDROOM ONE: 13' 6" x 10' 0" (4.11m x 3.05m)

Double glazed window to the rear, double panelled radiator, television point, built-in cupboard housing an Ideal gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM TWO: 11' 0" x 10' 0" (3.35m x 3.05m)

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

BEDROOM THREE: 10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Opaque double glazed window to the front. The bathroom has been refitted with a shower cubicle having overhead and body sprays, pedestal wash hand basin, close coupled W.C, double panelled radiator, Aqua boarding to all walls, tiled floor, single panelled radiator.

FRONT GARDEN:

At the front is a long open plan garden, laid to lawn with a small area of paving and coloured stones, water point, beside which is a tarmac driveway providing off road parking for four cars, security light and giving access to:

GARAGE:

There is a single garage attached at the side having an electric roll over door, power and light connected, workshop area added to the rear, which has a personal door giving access onto the rear garden.

REAR GARDEN:

At the rear is a good size garden enclosed with a combination of lapwood fencing and walling, having an area of patio with the remainder laid to lawn, and having a shrub bed.



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.

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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.



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)

2 Harrington Avenue
BRISTOL
BS14 8JT

Energy rating

C

Valid until:

3 February 2036

Certificate
number:

0300-2077-1520-2606-6821

Property type

Semi-detached house

Total floor area

84 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 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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		