Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

242 Wells Road
Knowle
Bristol BS4 2PJ

A very large two bedroom ground floor flat with parking, and a large garden.
PRICED TO REFLECT THE NEED FOR RENOVATION.



REF: ASW5682

Guide Price £250,000

Very Large Two Bedroom Flat * Impressive Living Room 12' Ceiling
Gas Central Heating * Large Rear Garden * Allocated Parking Pace
Priced To Allow For Renovation * 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

APPROVED CODE TRADINGSTANDARDS.GOV.UK The Property Ombudsman

SITUATION:
KNOWLE is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

DESCRIPTION:
Situated on Wells Road, this spacious ground floor flat in set in what was originally a very impressive family house. The accommodation requires a program of renovation, which has been allowed for within the realistic asking price. The flat enjoys the whole of what would have been the family garden at the rear, and has allocated parking for one car. This is a rare opportunity - call the sole selling agent without delay!

ENTRANCE VESTUBLE:
Part glazed entrance door with fanlight, dado rail, further part glazed door to:

HALLWAY:
Single panelled radiator, large walk in storage cupboard, doors to both bedrooms and door to:

LIVING ROOM: 20' 8'' x 14' 1'' (6.29m x 4.29m)
An impressive room with 12' high ceiling. Large sash window to the rear and glazed double doors with fanlight overlooking and giving access onto the rear garden, brick built fireplace, wiring for wall lights, two double panelled radiators, original decorative and picture rail, doorway to:

KITCHEN: 11' 10'' x 7' 10'' (3.60m x 2.39m)
Opaque sash window to the side, fitted wall and base units with worktop surface, stainless steel double drainer sink unit, gas and electric cooker points, double panelled radiator, gas and electric cooker points, Worcester gas fired combination boiler supplying gas central heating and domestic hot water.

REAR PORCH:
Built in storage cupboards, door to:

BATHROOM: 7' 11'' x 7' 10'' (2.41m x 2.39m)
High level window to the rear, fitted with a panelled bath, pedestal wash hand basin, close coupled W.C, towel rail linked to heating system and single panelled radiator, useful overhead storage area.

SIDE PORCH:
Double glazed doors to the front and rear with a polycarbonate roof.

BEDROOM ONE: 18' 5'' into bay x 10' 5'' (5.61m x 3.17m)
Double glazed bay window to the front, original cornice picture rail, single panelled radiator.

BEDROOM TWO: 10' 4'' x 9' 5'' (3.15m x 2.87m)
Two double glazed casement windows to the front, panelled radiator, original cornice, cupboard housing the electric meter.

FRONT GARDEN:
At the front is a small area of lawn with shrubbery, to the side of which is a Tarmac driveway which the ground floor has parking for one car, and the first floor has parking for one car, paved pathway giving access to the side with wooden gate which gives giving access to a small courtyard leading to our side porch.

REAR GARDEN:
At the rear is a large garden, enclosed with walling and laid to lawn, with various mature trees and shrubbery. There is an outhouse which is need of demolishing and rebuilding.

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











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

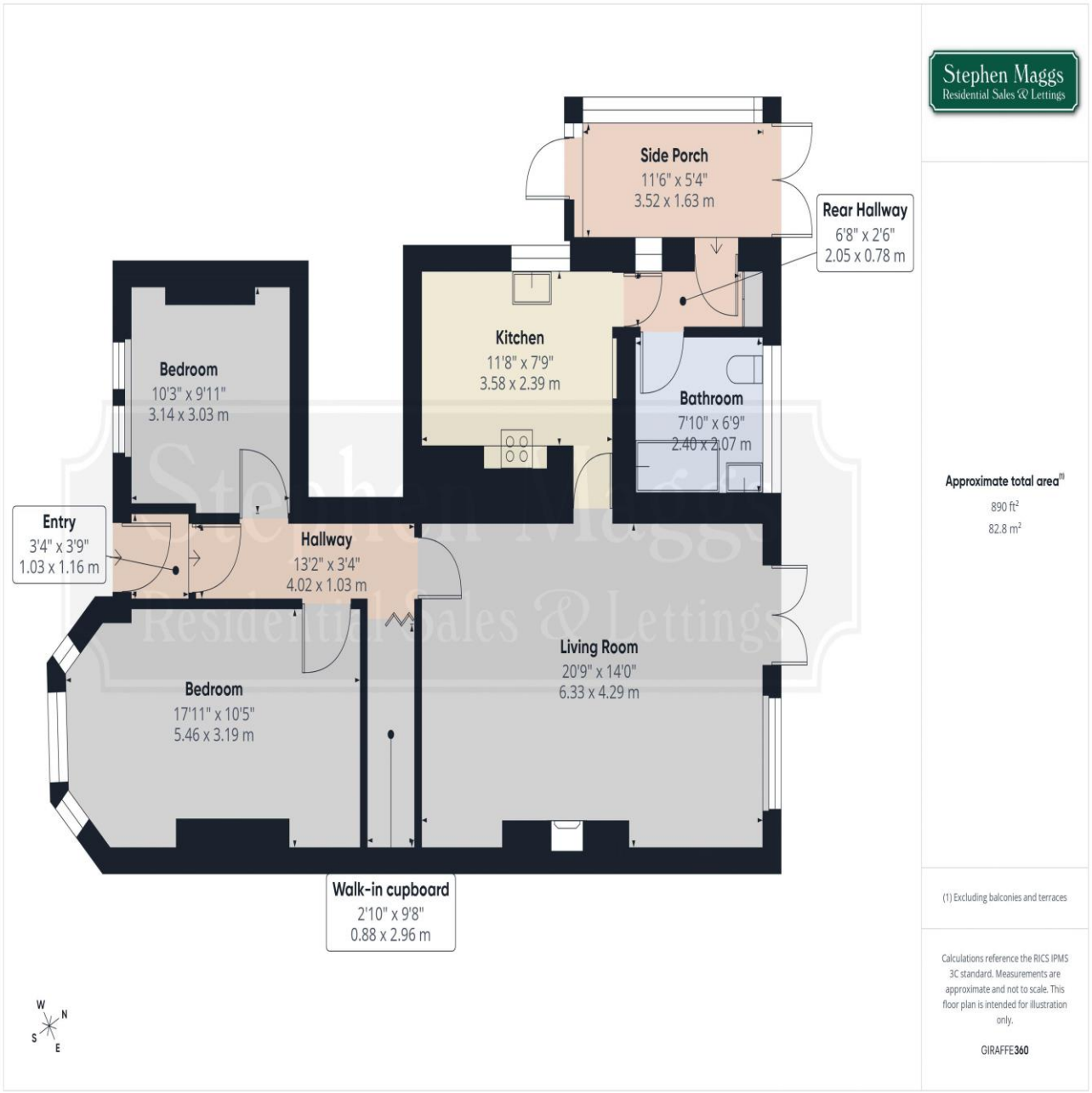
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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

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.



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)

242 Wells Road BRISTOL BS4 2PJ	Energy rating **D**	Valid until:	**25 October 2036**
		Certificate number:	**9202-0200-4006-1624-0304**

Property type	Ground-floor flat
Total floor area	83 square metres

Rules on letting this property

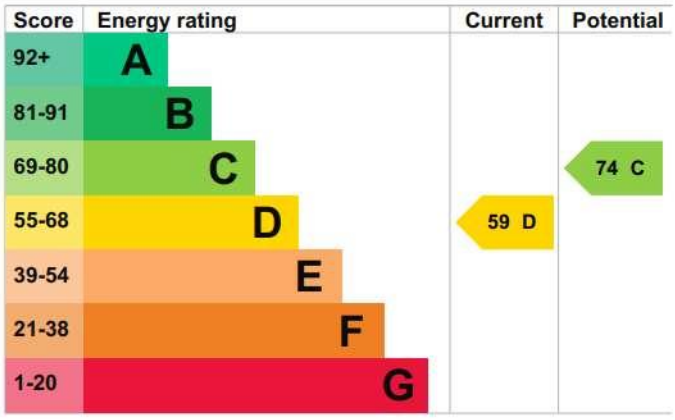
Properties can be let if they have an energy rating from A to E.

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).

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