

3 Bed Terraced In Raglan Road , Bristol, BS7 8EF

£620,000



SHORT DESCRIPTION

Property Ref: 14297 A warm and homely period property with modern features and no chain. Three bedroom terraced house just off the vibrant Gloucester Road in Bishopston. On the ground floor, living room and kitchen / dining room. Three double bedrooms, two on the first floor and one in the loft with double exposition. Two separate bathrooms with WC (one with large bath, the other with shower) plus washbasin closet in the biggest bedroom. Very efficient use of space and large storage areas throughout. Various improvements carried out for energy and thermal comfort: all double glazing (except one bathroom), loft entirely insulated in 2010 to modern standards, brand new and energy-efficient Vaillant gas boiler. Solar PV system with battery pack for electricity storage and lovely Burley wood burning stove in the kitchen/dining room. All systems under warranty transferable to new owners. Many period features. Gardens: To the front of the property there is a small South-facing garden with a mix of Winter and Summer-growing plants. To the rear of the property there is a sizeable garden including two real trees, which becomes a "forest garden" in the Summer. Property Type: Terraced Full selling price: £620000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 840 Yearly Ground Rent Cost: £3.50 Yearly Management Cost: £0.00 Council tax band: C EPC rating: C Measurement: 1248.61 sq.ft. Outside Space: Front Garden, Rear Garden Parking: N/A, On street Heating Type: Solar Water Chain Sale or Chain Free: Chain Free Possession of the property: Yes -----

3

Bed Room(s)

2

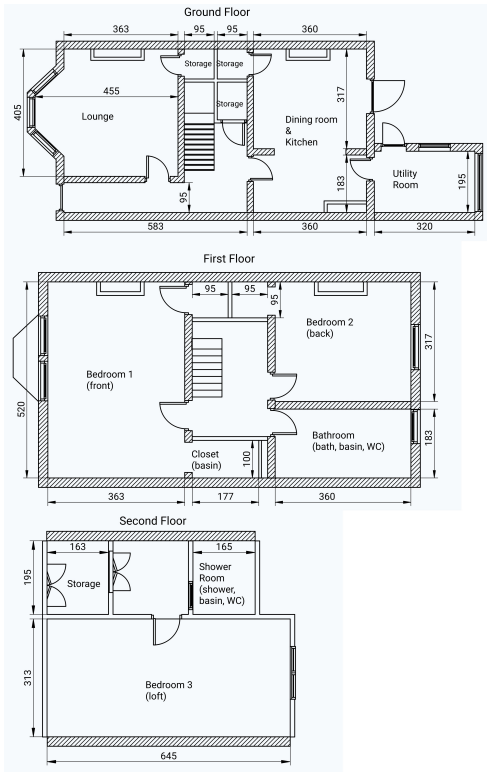
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	116 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

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