

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

7 Kinsale Road Whitchurch Bristol BS14 9HA

Situated on a popular road, this larger style TRADITIONAL 1930'S three bedroom semi detached family home REQUIRES UPDATING, offers a good size rear garden, and MUST BE VIEWED for the true potential to be realised.



REF: ASW5361

Guide Price £375,000

**Large Traditional Semi * Separate Reception Rooms * Gas Central Heating
(Combi Boiler) * Good Size Rear Garden * Needs Updating
Council Tax Band D Epc Rating D**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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SITUATION:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This larger style 1930's three bedroom semi detached is situated in a favoured road, close to Wells Road. Enhanced by a good size rear garden, the property offers gas central heating (combi boiler), is mainly double glazed, and is priced to reflect the need for updating.

ENTRANCE PORCH:

Double glazed entrance doors, further door and leaded side windows to:

HALLWAY:

Double panelled radiator, build in understair storage cupboard, staircase rising to first floor.

LIVING ROOM: 13' 11" into bay x 13' 7" (4.24m x 4.14m)

Semi circular double glazed bay window to the front, gas coal effect fire set to a decorative timber surround fireplace, double panelled radiator, television point, picture rail, wiring for wall lights.

DINING ROOM: 12' 4" x 11' 11" (3.76m x 3.63m)

Double glazed patio door overlooking and giving access onto the rear garden, single panelled radiator, picture rail, wiring for wall lights.

CLOAKROOM:

This has been created by using part of the original kitchen. Window to the side, white pedestal wash hand basin, close coupled W.C.

KITCHEN: 11' 8" x 7' 11" maximum (3.55m x 2.41m)

This occupies the remainder of the original kitchen and a single storey addition. Double glazed window to the rear and double glazed door giving access onto the rear garden, fitted with a range of dark oak wall and base units with contrasting roll edge worktop surfaces, plumbing for dishwasher, built in double oven with four ring electric hob and hood over, space for upright fridge/freezer, stainless steel single drainer sink unit, single panelled radiator.

FIRST FLOOR LANDING:

Stained glass leaded window to the side, access to loft space with retractable ladder, doors to first floor accommodation.

BEDROOM ONE: 14' 5" into bay x 10' 8" to fire breast (4.39m x 3.25m)

Double glazed semi circular bay window to the front, built in wardrobes to both alcoves, single panelled radiator, picture rail.

BEDROOM TWO: 12' 5" x 9' 1" to wardrobes (3.78m x 2.77m)

Double glazed window to the rear, range of fitted wardrobes, picture rail, single panelled radiator.

BEDROOM THREE: 8' 2" x 8' 0" (2.49m x 2.44m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear. Presently fitted as a wet room, with tiled shower cubicle, electric shower, pedestal wash hand basin, close coupled W.C, tiled walls, double panelled radiator.

FRONT GARDEN:

The front garden is enclosed by boundary walling, laid to paving and concrete hardstanding providing off road parking leading to the garage.

GARAGE:

The garage is attached at the side, having an up and over door, power and light connected, gas fired combination boiler providing central heating and domestic hot water, rear personal door.

REAR GARDEN:

At the rear is a good size garden, being enclosed with fencing, laid to a combination of patio, lawn and shrubbery.





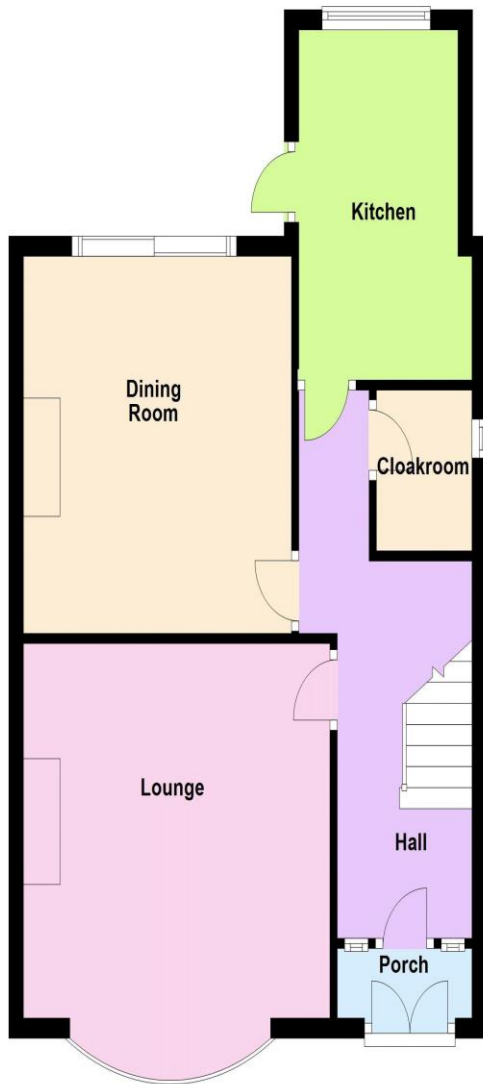
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If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

Ground Floor



First Floor



This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

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)

7 Kinsale Road
BRISTOL
BS14 9HA

Energy rating

D

Valid until: **5 March 2033**

Certificate number: **2040-5217-9070-6002-6005**

Property type

Semi-detached house

Total floor area

98 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)

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Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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