

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

22 Sandcroft Whitchurch Bristol BS14 0AL

OVERLOOKING HENGROVE PARK, this well presented three bedroom semi detached family requires ONLY AN INTERNAL VIEWING to be fully appreciated.



REF: ASW5382

Offers in the Region Of £300,000

Fronting Hengrove Park * Well presented * Three bedrooms * Modern Kitchen & Bathroom * Gas central heating & double glazing * Garage & parking * Council tax band: C * 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 fine semi detached three bedroom family home fronts directly onto Hengrove Park, and has been the subject of much improvement over the years. Offering both gas central heating and double glazing, the property boasts a good size garage at the rear with an electric up & over door, together with an attractive garden. An early viewing appointment is advised by the seller's sole selling agent.

ENTRANCE PORCH:

Opaque double glaze entrance door and sidescreen, full width opening into:

LIVING ROOM: 16' 8" x 13' 0" including width of staircase (5.08m x 3.96m)

Feature double glazed bow window with deep display sill overlooking Hengrove park at the front. Gas coal effect fire with decorative surround, laminated timber flooring, two double panelled radiators, understair cupboard housing meters, glazed double door to the kitchen/dining room, and further glazed door concealing the staircase that rises to the first floor.

KITCHEN/DINING ROOM: 16' 9" x 10' 8" (5.10m x 3.25m)

Double glazed French door overlooking and giving access onto the rear garden, further door and window overlooking the rear. The kitchen is fitted with a range of white and black high gloss fronted wall units with fitted cornice and light pelmets concealing worksurface lighting, base fitted units with contrasting roll edge work top surfaces, continuation of laminated flooring from the living room, Inset 1.5 bowl single drainer sink unit, built-in single oven with four ring glass hob with cooker hood over, space and plumbing for automatic washing machine, integrated dishwasher, double panel radiator.

FIRST FLOOR LANDING:

Turnspindle balustrade, double glazed window to the side, panelled radiator, access to loft space, doors to all first floor accommodation.

BEDROOM ONE: 12' 11" x 9' 6" (3.93m x 2.89m)

Double glazed window to the front enjoying an open view over Hengrove Park, built-in wardrobe, panelled radiator with decorative surround.

BEDROOM TWO: 9' 11" x 8' 9" (3.02m x 2.66m)

Double glazed window to the rear, laminated timber flooring, panelled radiator, built-in wardrobe, television point, cupboard housing a gas fired boiler supplying central heating and domestic hot water.

BEDROOM THREE: 9' 0" maximum x 7' 0" (2.74m x 2.13m)

Double glazed window to the front enjoying a similar outlook to bedroom one, panelled radiator, laminated timber flooring, built-in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the rear, re-fitted with a corner shower cubicle with mixer shower having body and overhead sprays, vanity wash hand basin, W.C with concealed cistern, "Aqua boarded" walls, designer radiator, electric shaver point and extractor.

FRONT GARDEN:

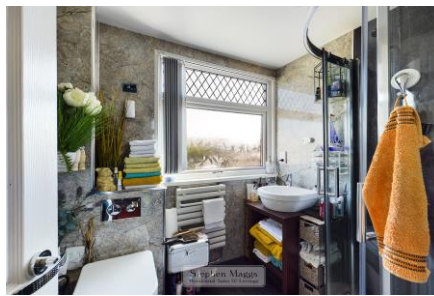
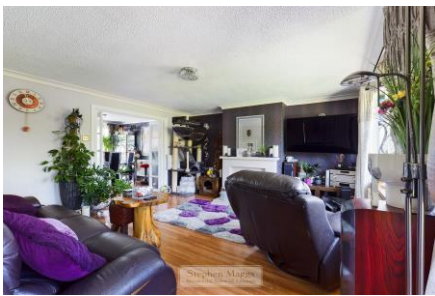
At the front is an attractive garden, enclosed by low boundary wall and being laid to lawn with surrounding flower and shrubbery, gate giving access to the side of the property. The property fronts onto a pedestrian walkway and Hengrove Park.

REAR GARDEN:

At the rear is a garden that is enclosed with fencing and walling, several areas of lawn and coloured stones, side flower and shrub beds, fishpond. There is a second area which is also laid to coloured stones having double gates opening onto the street at the rear, therefore providing potential additional off-street parking.

GARAGE:

There is an angle garage detached at the rear, having an electric up & over door, power and light connected, window and side personal door.





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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.

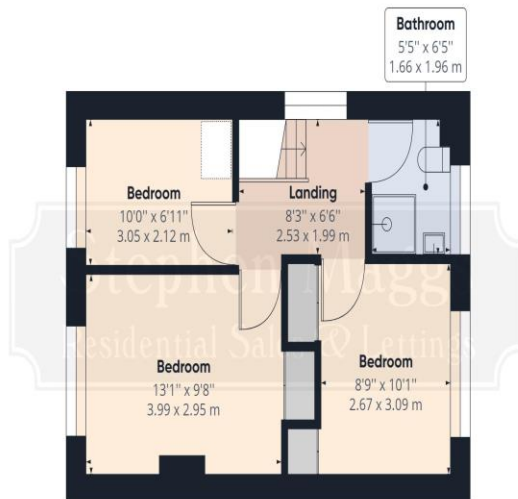


Floor 0

Approximate total area⁽¹⁾

818.23 ft²

76.02 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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)

22 Sandcroft
BRISTOL
BS14 0AL

Energy rating

D

Valid until: **18 June 2033**

Certificate number: **0967-0200-4907-5111-0200**

Property type

Semi-detached house

Total floor area

76 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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