

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

9 Mowbray Road Whitchurch Bristol BS14 9HF

MUCH EXTENDED, this semi detached FOUR BEDROOM family home offers QUALITY ACCOMMODATION THROUGHOUT, and simply must be viewed to be fully appreciated.



REF: ASW5399

Offers in Excess of £520,000

**Four Bedrooms * Two Reception Rooms * Double Glazed Conservatory
Extended Kitchen * Bathroom And Shower Room * Gas Central Heating &
Double Glazing * Garage & Parking * Well Presented South Facing Rear Garden
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, Sports Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos, Next and Boots. 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:

Only by viewing internally can all that this quite exceptional house has to offer be fully appreciated. The present owners have extended their property to now offer a truly spacious four bedroom family home to be proud of. We could 'wax lyrical', but instead advise booking your accompanied viewing appointment to see for yourself!

ENTRANCE PORCH:

Composite door and sidescreens to:

HALLWAY:

Panelled radiator, picture rail, understair storage cupboard, staircase rising to first floor, door to:

CLOAKROOM:

A useful cloakroom has been created utilising the larger area under the stairs, having a white close coupled W.C, corner wash hand basin, extractor fan.

LIVING ROOM: 14' 1" into bay x 13' 9" (4.29m x 4.19m)

Double glazed bay window to the front with perfect fit blinds, decorative log effect fire set to fire surround, double panelled radiator, television point, picture rail.

DINING ROOM: 12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed French doors with side panels overlooking and giving access onto the conservatory, double panelled radiator, television point, picture rail.

CONSERVATORY: 10' 10" x 10' 9" (3.30m x 3.27m)

A double glazed conservatory having glass roof with concertina blinds, fitted roller blinds to all windows, tiled floor, French doors overlooking and giving access onto the rear garden.

KITCHEN: 17' 2" x 7' 9" (5.23m x 2.36m)

The kitchen incorporates a rear extension, double glazed window with fitted roller blinds to the side and rear, part double glazed door giving access onto the rear garden. The kitchen is extensively fitted with a range of cream fronted wall units with cornice and light pelmets, base fitted units with butcher block effect worktop surfaces, inset single drainer sink unit with mixer tap, integrated washing machine, dishwasher, fridge/freezer and second freezer, also built-in double oven, microwave, five burner gas hob with cooker hood over, tiled splashbacks, recessed low voltage ceiling spotlights, loft access to extension roof, panelled radiator.

FIRST FLOOR LANDING:

Double glazed window to the side, doors to first floor accommodation, staircase giving access to the loft conversion.

BEDROOM TWO: 14' 7" x 10' 10" plus wardrobes (4.44m x 3.30m)

Double glazed bay window to the front with fitted roller blinds, extensive range of fitted bedroom furniture, comprising of wardrobes, drawer units, end display unit and bedside cabinets, panelled radiator, picture rail.

BEDROOM THREE: 12' 0" x 10' 10" to fire breast (3.65m x 3.30m)

Double glazed window to the rear with fitted roller blind, built-in wardrobes, panelled radiator, picture rail.

BEDROOM FOUR: 9' 2" x 7' 11" (2.79m x 2.41m)

Double glazed window to the front with fitted roller blind, panelled radiator.

BATHROOM:

A larger than average bathroom having an opaque glazed window to the rear, fitted with a white suite comprising of a panelled bath, vanity wash hand basin, close coupled W.C, separate corner shower cubicle with mixer shower, extensive tiling, electric extractor fan, ladder style radiator.

SECOND FLOOR LANDING:

Opaque double glazed window to the side, doors to remaining accommodation.

BEDROOM ONE: 19' 9" x 10' 11" (6.02m x 3.32m)

Double glazed 'Velux' window to the front with fitted concertina blind, double glazed window to the rear with roller blind, range of fitted bedroom furniture by 'Hammonds' comprising wardrobes and drawer units, recessed low voltage spotlights, double panelled radiator, built-in eaves storage cupboards with lighting.

SHOWER ROOM:

Opaque double glazed window to the rear with fitted roller blind, large shower cubicle with 'Mira' electric shower, vanity wash hand basin, close coupled W.C, tiled walls and floor, ladder radiator.

FRONT GARDEN:

The front is laid fully to Tarmac, providing off road parking for four cars with electric vehicle charging point, and giving access to the garage.

GARAGE:

There is a garage attached at the side having metal swing doors, power and light connected and a rear personal door.

REAR GARDEN:

Immediately adjacent to the house is a good size area of patio enjoying lighting which extends to the side of the kitchen extension, and has access to the garage. The remainder of the garden is enclosed with lapwood fencing and laid to lawn, with well stocked flower and shrub borders, good size garden shed and a fishpond with water feature.





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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)

9 Mowbray Road
BRISTOL
BS14 9HF

Energy rating

D

Valid until: **20 August 2033**

Certificate number: **0287-0200-8407-4912-0600**

Property type

Semi-detached house

Total floor area

133 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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