

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**26 Kilbirnie Road
Whitchurch
Bristol BS14 0HY**

**An immaculately presented TWO/THREE BEDROOM semi-detached property
located on this highly desirable road.**



REF: ASW5425

Guide Price £365,000

**NO ON GOING CHAIN * Two/Three Bedrooms * Lounge * Kitchen * Cloakroom *
Bathroom * Enclosed Rear Garden * Ample Parking & Single Garage * 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

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



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:

A rare opportunity has arisen to purchase a property in this highly sought-after location. Boasting Spacious, Flexible Accommodation. This two/three bedroom property is a credit to the current owner. In brief this property comprises of the following, kitchen, lounge, dining room/bedroom three, downstairs cloakroom, two good sized double bedrooms, bathroom, enclosed rear garden, single garage, ample off street parking, double glazing and gas central heating. Book your viewing early to avoid missing out.

ENTRANCE:

Upvc obscure double glazed door into:

HALLWAY:

Stairs rising to first floor, radiator, understair storage, doors off to accommodation.

LOUNGE: maximum measurements 20' 10" x 11' 9" (6.35m x 3.58m)

Upvc double glazed window to front, radiator, Upvc double glazed patio doors to the rear, T.V point, wall lighting, electric fire set in surround.

BEDROOM THREE/DINING ROOM/OFFICE: 10' 1" x 6' 11" (3.07m x 2.11m)

Upvc double glazed window to the side, radiator.

DOWNSTAIRS CLOAKROOM:

Low level W.C, wash hand basin, tiled splashbacks, obscure Upvc double glazed window to the side, radiator.

KITCHEN: maximum measurements 13' 6" x 7' 10" (4.11m x 2.39m)

Upvc double glazed window to rear, obscure Upvc double glazed door to the side, spotlighting, radiator, kitchen fitted with a range of wall and base units with work surface over, stainless steel 1.5 bowl sink drainer with mixer tap, space and plumbing for automatic washing machine, space for fridge/freezer, integrated dishwasher, electric oven, four ring gas hob with hood over.

FIRST FLOOR LANDING:

Upvc double glazed window to rear, airing cupboard housing combi boiler, with up to date service record.

BEDROOM ONE: maximum measurements 14' 4" x 11' 10" (4.37m x 3.60m)

Upvc double glazed window to rear, radiator, built in wardrobe.

BATHROOM: 6' 8" x 5' 5" (2.03m x 1.65m)

Upvc obscure double glazed window to rear, radiator, tiled walls, panelled bath with shower over, low level W.C, pedestal wash hand basin.

BEDROOM TWO: maximum measurements 11' 4" x 9' 11" (3.45m x 3.02m)

Upvc double glazed window to front, radiator, built in wardrobe, loft access.

REAR GARDEN:

A well proportioned rear garden, enclosed by wooden fence panelling, mainly laid to lawn with patio area.

GARAGE:

Single garage with up and over door, courtesy door to give access to the garage from the garden.

FRONT GARDEN:

Low maintenance front garden with driveway for several vehicles leading to garage and front door.



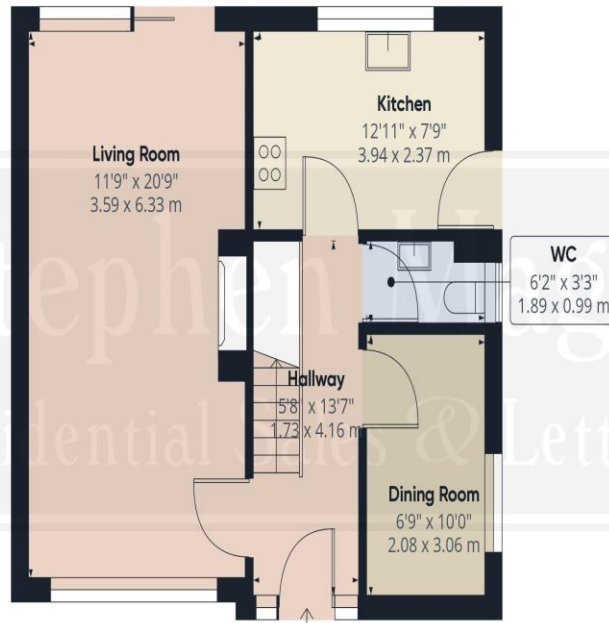
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs
Residential Sales & Lettings

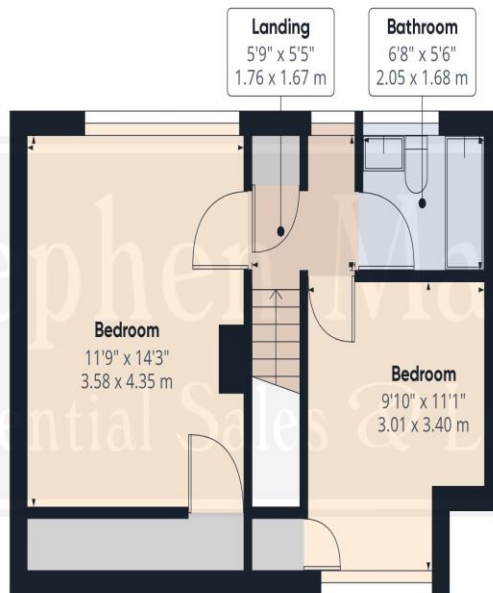
If you are interested in putting an offer in on this property, I will need the following information from you first.

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



Floor 1

Approximate total area⁽¹⁾

902.02 ft²

83.8 m²

(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)

26 Kilbirnie Road BRISTOL BS14 0HY	Energy rating D	Valid until: 11 February 2034
		Certificate number: 2070-8012-1040-0000-2091

Property type Semi-detached house

Total floor area 88 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 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		85 B
69-80	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

Breakdown of property's energy performance