

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **32 Parkwood Close Whitchurch Bristol BS14 0EA**

**A three bedroom semi detached offered for WITH NO ONGOING CHAIN,  
situated close to local amenities.**



REF: ASW5428

**Guide Price £325,000**

**No ongoing chain \* Three bedrooms \* Gas central heating & double glazing  
Garage & parking \* Enclosed rear garden  
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](http://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:**

Offered for sale without the complication of an ongoing chain, this three bedroom semi detached family home is conveniently situated close to the local amenities of Belland Drive. Offering both gas central heating & double glazing, this property is enhanced by a good size rear garden, and a garage with additional parking. Call to arrange your accompanied viewing appointment.

**ENTRANCE PORCH:**

UPVC double glazed entrance door, opaque double glazed windows to the front and side, half glazed door to:

**LIVING ROOM: 16' 8" x 13' 0" (5.08m x 3.96m)**

Double glazed window to the front, stone built fireplace with a gas fire, double panelled radiator, television point, understair storage cupboard, staircase rising to the first floor, sliding glazed doors to:

**DINING ROOM: 10' 8" x 8' 10" (3.25m x 2.69m)**

Double glazed window and door overlooking and giving access to the rear garden. Double panelled radiator, opening to:

**KITCHEN: 8' 11" x 7' 0" (2.72m x 2.13m)**

Double glazed windows to the side and rear, opaque double glazed door giving access to the rear garden. Fitted wall and base units with worktop surface, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, electric cooker point, tiled splashback.

**FIRST FLOOR LANDING:**

Double glazed window to the side, access to loft space with retractable ladder and housing a gas fired combination boiler, doors to all first floor accommodation.

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

Double glazed window to the front, single panelled radiator, large walk in cupboard/wardrobe.

**BEDROOM TWO: 9' 11" x 8' 8" (3.02m x 2.64m)**

Double glazed window to the rear, radiator, built in storage cupboard.

**BEDROOM THREE: 9' 10" x 6' 11" (2.99m x 2.11m)**

Double glazed window to the front, single panelled radiator, built in over stair storage cupboard.

**BATHROOM:**

Opaque double glazed window to the rear. Fitted with a corner shower cubicle with mixer shower, vanity wash hand basin, W.C. with concealed cistern, single panelled radiator.

**FRONT GARDEN:**

The front garden is laid to combination of paving and flower bed, beside which is a drive leading to the garage.

**GARAGE:**

There is a garage attached at the side having a roll over door, power and light connected, rear personal door.

**REAR GARDEN:**

At the rear is a garden that is enclosed with lapwood fencing, laid to a combination of paving and lawn, with mature shrubbery and young trees.





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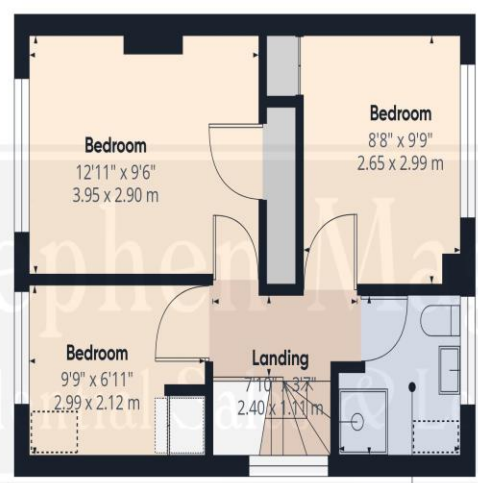
If you are interested in putting an offer in on this property, I will need the following information from you first.

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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0



Floor 1

|   |  |
|---|--|
| <b>Approximate total area<sup>(1)</sup></b> | 758.65 ft <sup>2</sup><br>70.48 m <sup>2</sup> |
| <b>Reduced headroom</b>                     | 7.73 ft <sup>2</sup><br>0.72 m <sup>2</sup>    |

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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)

32 Parkwood Close  
BRISTOL  
BS14 0EA

Energy rating

**D**

Valid until: **25 February 2034**

Certificate number: **0607-8044-6002-0122-0102**

Property type

Semi-detached house

Total floor area

75 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.](#)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |