

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

10 Imbercourt Close Hengrove Bristol BS14 9DJ

PRICED TO REFLECT THE DESIRE FOR A SPEEDY SALE! This three bedroom semi detached is available with no onward chain, is situated in a cul-de-sac off Hengrove Lane, and requires an early viewing to secure!



REF: ASW5436

Guide Price £300,000

Three bedroom semi in cul-de-sac * Through lounge/dining room * Gas central heating & double glazing * No onward chain * 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:

HENGROVE is situated in South Bristol adjoining Whitchurch, and is served by Public Transport to Bristol City Centre and local areas. The area is served by both Primary and Comprehensive Schools, local shops, a Health Centre and an Asda Superstore. 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 spacious three bedroom semi detached is situated in a cul-de-sac off Hengrove Lane, and is available without the complication of an ongoing chain. Offering both gas central heating & double glazing, the property enjoys a good size rear garden, and has a garage in a nearby block. This one IS PRICED TO REFLECT THE DESIRE FOR A SPEEDY SALE, so book your accompanied viewing without delay!

HALLWAY:

Opaque double entrance door and sidescreen, double panelled radiator, laminated timber floor, understair recess and cupboard, staircase rising to first floor.

LOUNGE/DINING ROOM: 23' 3" x 13' 1" narrowing to 9'11" (7.08m x 3.98m)

Double glazed full drop window to the front, French doors with side panel overlooking and giving access onto the rear garden, gas fire with decorative fire surround, television point, double panelled radiator.

KITCHEN: 11' 7" x 8' 6" (3.53m x 2.59m)

Double glazed window to the rear, opaque double glazed door to the side. Fitted with a range of white fronted wall and base units with rolled edge worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in single oven with four burner gas hob and cooker hood over, space and plumbing for automatic washing machine, tiled splashbacks, laminated timber flooring, fitted spotlights.

FIRST FLOOR LANDING:

Double glazed window to the side, doors to all first floor accommodation.

BEDROOM ONE: 12' 5" x 10' 2" plus door recess (3.78m x 3.10m)

Double glazed window to the front, single panelled radiator.

BEDROOM TWO: 12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed window to the rear, single panelled radiator.

BEDROOM THREE: 9' 6" x 8' 5" (2.89m x 2.56m)

L- shaped, double glazed window to the front, double panelled radiator, built-in over stair storage cupboard housing a gas fired combination boiler supplying central heating and domestic hot water, access to loft space with retractable ladder and light.

BATHROOM:

Opaque double glazed window to rear. Fitted with a white suite comprising of a panelled bath with mixer tap shower, pedestal wash hand basin, separate tiled shower cubicle, close coupled W.C, tiled walls, ladder style radiator and electric fan heater.

FRONT GARDEN:

The front garden has an area laid to brick paving providing off road parking, beside of which is a shrub bed and a paved pathway that gives access to the front door.

REAR GARDEN:

At the rear is a garden enclosed with lap wood fencing, having a good size area of patio immediately adjoining the house, with steps then leading to a second area which is laid primarily to lawn with flowerbed, and aluminium greenhouse, rear pedestrian access.

GARAGE:

There is a single garage situated in a block nearby.



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.

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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)

10 Imbercourt Close BRISTOL BS14 9DJ	Energy rating D	Valid until: 19 March 2034
		Certificate number: 0272-0200-7804-4010-0800

Property type Semi-detached house

Total floor area 84 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		88 B
69-80	C		
55-68	D	59 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