

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **31 Allerton Crescent Whitchurch Bristol BS14 9PY**

**Offered for sale WITH NO ONGOING CHAIN, this extended three bedroom semi detached REQUIRES REDECORATING, which is reflected in the asking price. Situated in a SOUGHT AFTER LOCATION, so a high level of interest is anticipated.**



REF: ASW5443

**Guide Price £325,000**

**Sought after location \* Extended ground floor accommodation \* Gas central heating & double glazing \* Garage at the rear \* No onward chain  
Council tax band: D \* EPC Rating: C**

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, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

**DESCRIPTION:**

This EXTENDED three bedroom semi detached family home is situated in a sought after position, and comes without the complication of an ongoing chain. Boasting both gas central heating (combi boiler) and double glazing, the property is priced to reflect the need for redecoration, and a high level of interest is anticipated. Call to arrange your accompanied viewing without delay!

**ENTRANCE PORCH:**

Glazed composite entrance door, double glazed windows to the front and both sides, glazed door to:

**LIVING ROOM: 24' 7" x 13' 5" narrowing to 8' 11" (7.49m x 4.09m)**

Double glazed window to front overlooking the green at the front, fitted gas fire set to decorative fireplace with timber surround, television point, panelled radiator, sliding door concealing staircase and cloakroom, door to:

**KITCHEN/DINING ROOM: 19' 3" x 14' 0" (5.86m x 4.26m)**

An 'L' shaped room incorporating a single storey rear extension. Refitted with a range of wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel single drainer sink unit, built in single oven, four ring glass hob with cooker hood over, integrated dishwasher and washing machine, two fluorescent striplights, panelled radiator, access to good sized understair storage cupboard.

**CLOAKROOM:**

Opaque double glazed window to the side, fitted with a white close coupled W.C, vanity wash hand basin, wall cupboard with mirror, tiled walls.

**FIRST FLOOR LANDING:**

Double glazed window to the side, panelled radiator, access to loft space with retractable ladder, doors to all first floor accommodation.

**BEDROOM ONE: 13' 0" x 9' 11" (3.96m x 3.02m)**

Double glazed window to the front, panelled radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM TWO: 11' 8" x 10' 8" (3.55m x 3.25m)**

Double glazed window to the rear, range of fitted bedroom furniture comprising wardrobes, overhead storage cupboards and drawers, panelled radiator.

**BEDROOM THREE: 9' 8" x 6' 11" (2.94m x 2.11m)**

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

**BATHROOM:**

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath, vanity wash hand basin, close coupled W.C, tiled walls, panelled radiator.

**FRONT GARDEN:**

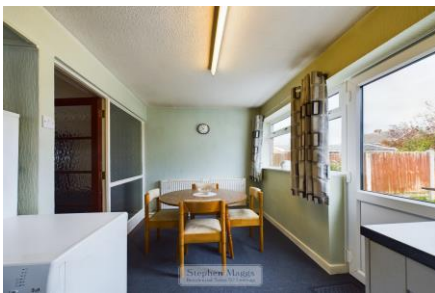
The front garden is enclosed by a boundary wall, laid to resin bonded stones which accesses the rear garden by a side gate, forward flowerbed, and adjoins a pedestrian fronted green.

**REAR GARDEN:**

The rear is a garden enclosed with fencing again laid predominantly to resin bonded stones with side and central flowerbeds and rear pedestrian gates.

**GARAGE:**

There is a single garage detached at the rear approached via a private lane, having a metal up and over door with power and light connected, and a side personal door.



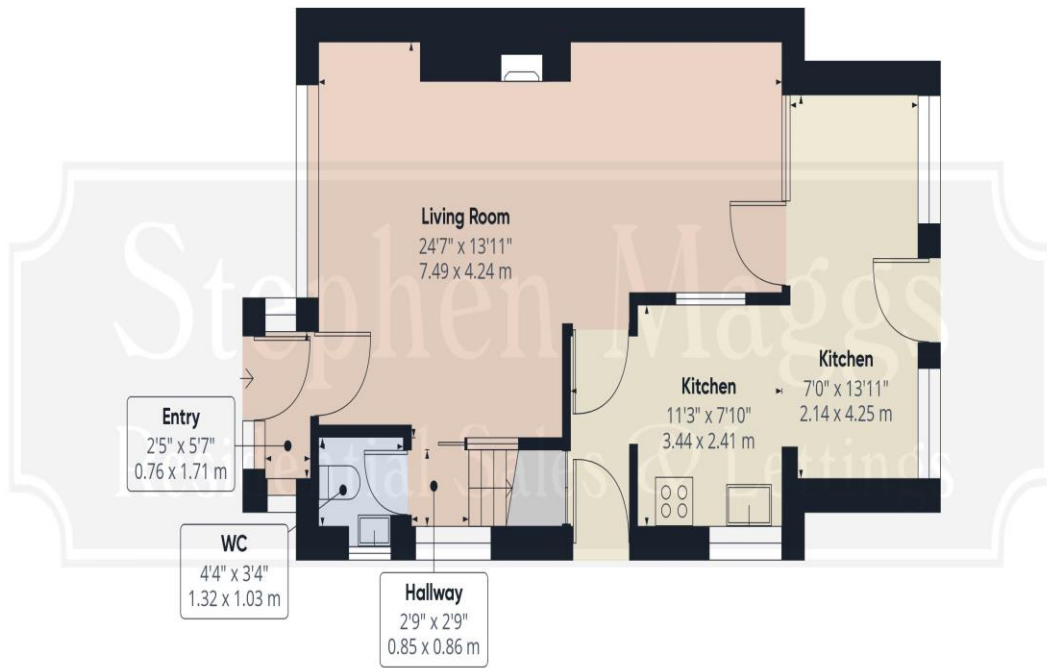
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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

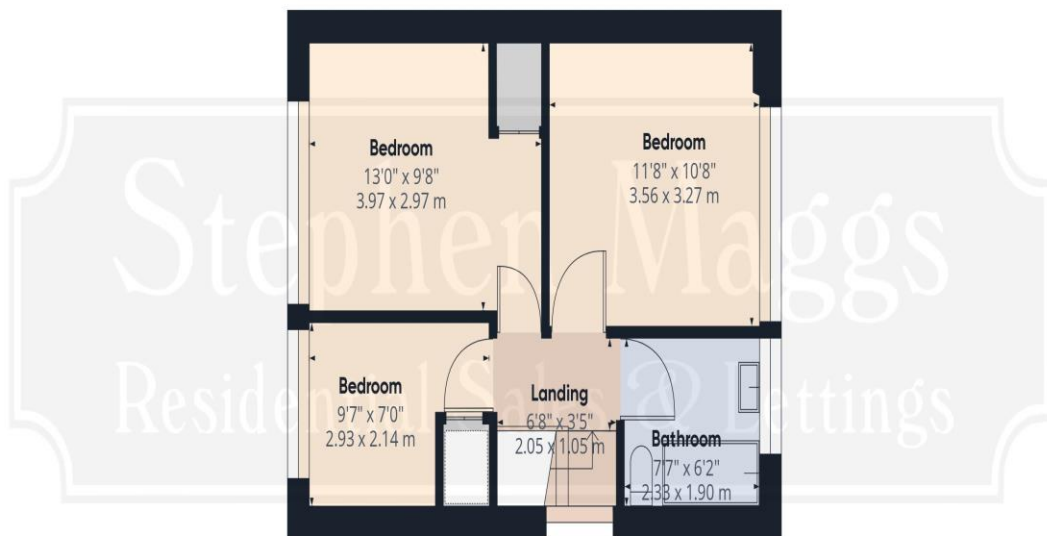


Floor 0

Approximate total area<sup>(1)</sup>

933.36 ft<sup>2</sup>

86.71 m<sup>2</sup>



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.

GIRAFFE360

**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)

31 Allerton Crescent  
BRISTOL  
BS14 9PY

Energy rating

C

Valid until:

16 April 2034

Certificate  
number:

2020-9046-0182-3004-  
0493

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 C. 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		