

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**787 Whitchurch Lane
Whitchurch
Bristol BS14 0JL**

This TWO BEDROOM semi detached bungalow enjoys a pedestrian frontage onto an area of green, with a GARAGE & TWO PARKING SPACES AT THE REAR. Nice, tidy bungalow requiring an early internal viewing.



REF: ASW5446

Offers in Excess of £300,000

Two bedroom bungalow * Good size enclosed low maintenance rear garden * Gas central heating and double glazing * Garage & 2/3 parking spaces to the rear * 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, 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 two bedroom semi detached bungalow fronts a pedestrian green, set back from Whitchurch Lane with vehicular access to the rear, having a garage & 2/3 parking spaces. Offering both gas central heating and double glazing, the property enjoys a good size low maintenance rear garden and demands an early viewing to be appreciated.

ENTRANCE PORCH:

A double glazed entrance porch with doors giving access to both the front and rear gardens, tiled floor, further double glazed door to:

HALLWAY:

Radiator with decorative cover, cupboard housing the electric meter, airing cupboard with radiator, access to loft space with retractable ladder with light and gas Vaillant boiler supply central heating and domestic hot water.

LIVING ROOM: 17' 2" x 10' 7" (5.23m x 3.22m)

Double glazed patio doors with fitted vertical blinds overlooking and giving access onto the rear garden, gas coal effect fire with decorative surround, radiator with decorative cover, television point, coved ceiling.

KITCHEN: 9' 9" x 8' 8" maximum (2.97m x 2.64m)

Double glazed windows to the front and side with fitted roller blinds, fitted wall units with fitted light pelmets and cornice, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built-in single oven, four burner gas hob with cooker hood over, integrated dishwasher, fridge and freezer, space and plumbing for automatic washing machine and space for tumble dryer, tiled walls and floor, radiator with decorative cover, recessed ceiling spotlights.

BEDROOM ONE: 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to the front with fitted vertical blind. The bedroom is fitted with an extensive range of bedroom furniture comprising of wardrobes overhead storage cupboards, dressing table and bedside cabinets forming a bed recess, radiator with decorative cover.

BEDROOM TWO: 9' 9" x 8' 9" (2.97m x 2.66m)

Double glazed window to the front with fitted vertical blind, radiator with decorative cover, dado rail.

BATHROOM:

Opaque double glazed window to the side with fitted roller blind. The bathroom is fitted with a white suite comprising of a panelled bath with a "Mira" electric shower unit over, vanity unit with semi recessed wash hand basin, W.C with concealed cistern, tiled walls and floor, radiator with decorative cover.

FRONT GARDEN:

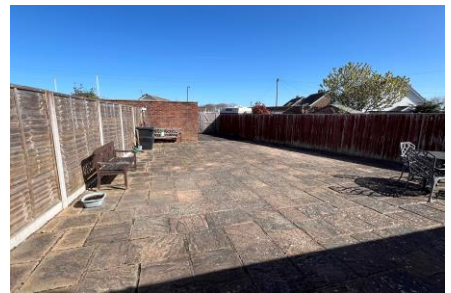
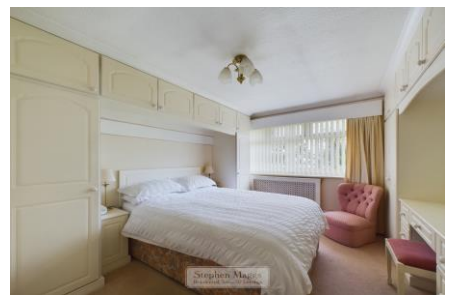
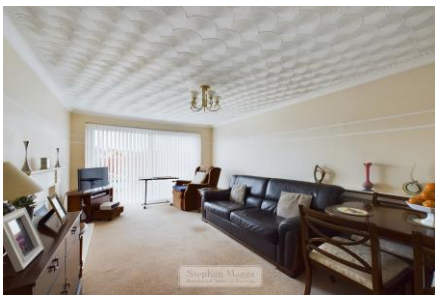
At the front is an open plan garden having an area of paving immediately adjacent to the house, with the remainder laid to lawn, and a pathway to the front door.

REAR GARDEN:

The rear garden is enclosed with wooden fencing and laid extensively to paving with a Tarmac driveway for one car, accessed via double wooden gates which are approached via Heathfield Crescent, where there are two further parking spaces and a single garage having a metal up and over door.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



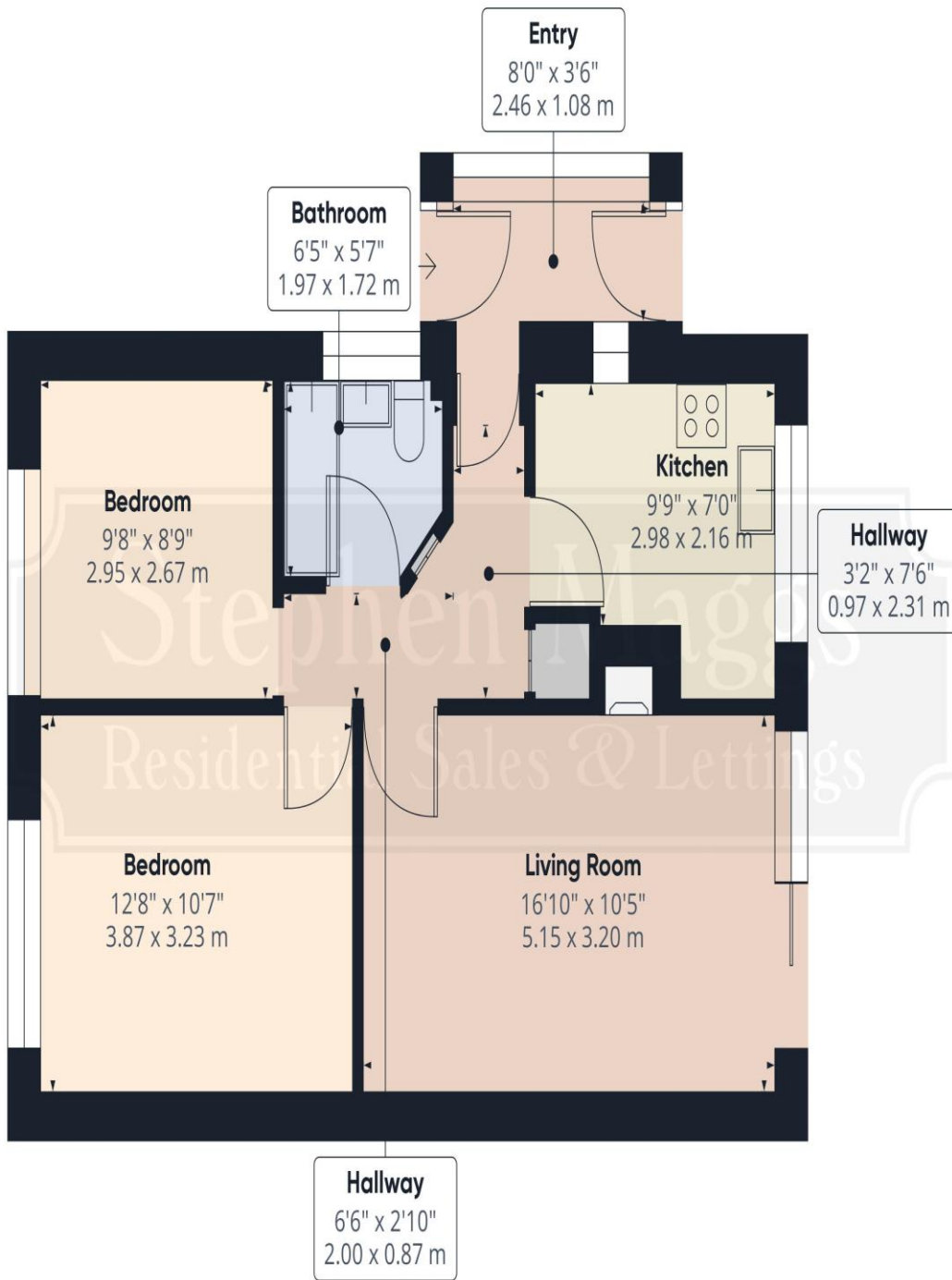
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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 before any offer is put forward.



Approximate total area⁽¹⁾
598.45 ft²
55.6 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.

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)

787 Whitchurch Lane
Whitchurch
BRISTOL
BS14 0JL

Energy rating

D

Valid until: **22 April 2034**

Certificate number: **0247-0200-5504-6718-0604**

Property type	Semi-detached bungalow
Total floor area	55 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	67 D	
39-54	E		
21-38	F		
1-20	G		