

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

60 The Groves Hartcliffe Bristol BS13 0AF

Offered for sale WITH NO ONWARD CHAIN, this two bedroom terrace would make an ideal STARTER HOME or INVESTMENT OPPORTUNITY.



REF: ASW5448

Guide Price £240,000

Two bedroom terraced House * Lounge * Kitchen * Ground floor cloakroom * Bathroom * Gas central heating & double glazing * Council tax band: B * 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 email@stephenmaggs.co.uk



SITUATION:

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos, Next, Boots and a bus route which serves both the City Centre and Cribbs Causeway.

DESCRIPTION:

Offered for sale without an ongoing chain, and presenting an ideal opportunity for first time buyers, or investors is this two bedroom house. The property offers off street parking, lounge, kitchen, cloakroom, bathroom, enclosed rear garden, double glazing and gas central heating.

HALLWAY:

Entrance door, staircase rising to the first floor, radiator, wall mounted consumer unit, understair storage.

CLOAKROOM:

Low level W.C, pedestal wash hand basin with tiled splashbacks, radiator, extractor fan.

KITCHEN/BREAKFAST ROOM: 13' 8" x 8' 1" (4.16m x 2.46m)

Double glazed window to front, radiator, spotlighting, extractor fan. The kitchen is fitted with a range of wall and base units with worktop over, 1.25 bowl stainless steel sink drainer with mixer tap, built-in electric oven with gas hob, extractor hood over, space for fridge/freezer, space and plumbing for automatic washing machine.

LIVING ROOM: 14' 11" x 9' 2" (4.54m x 2.79m)

Upvc double glazed patio doors to rear, two Upvc double glazed windows to rear, T.V point, radiator.

FIRST FLOOR LANDING:

Radiator, loft access, airing cupboard.

BEDROOM ONE: 14' 11" x 11' 9" (4.54m x 3.58m)

Two double glazed windows to front, radiator, T.V point, built-in cupboard.

BEDROOM TWO: 11' 1" x 7' 9" (3.38m x 2.36m)

Double glazed window to rear, radiator.

BATHROOM: 6' 11" x 6' 9" (2.11m x 2.06m)

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

FRONT GARDEN:

Off street parking for one vehicle, path leading to front door.

REAR GARDEN:

The garden is enclosed by fence panelling, gated rear access, the garden is mainly laid to lawn with patio area.

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.

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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 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)

60 The Groves
BRISTOL
BS13 0AF

Energy rating

C

Valid until:

21 April 2034

Certificate
number:

2020-2044-0367-2008-
0463

Property type

Mid-terrace house

Total floor area

64 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 A.

[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		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		