

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**115 Walsh Avenue  
Hengrove  
Bristol BS14 9SQ**

**DEMAND FOR THIS SIZEABLE THREE BEDROOM family home is anticipated. ENHANCED by a LARGER than average rear garden, a viewing is strongly recommended.**



REF: ASW5453

**Guide Price £340,000**

**ENTRANCE PORCH \* LIVING/DINING ROOM \* INNER HALLWAY \* KITCHEN \*  
THREE BEDROOMS \* BATHROOM \* DOUBLE GLAZING & GAS CENTRAL  
HEATING \* OFF-STREET PARKING & LARGER THAN AVERAGE REAR GARDEN \*  
COUNCIL TAX BAND: A \* 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:**

**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 three bedroom semi detached family home is well presented throughout., and is enhanced by a larger than average rear garden. Quite simply, this property must be viewed in order to appreciate the size and standard of finish throughout.

**ENTRANCE PORCH:**

Opaque double glazed entrance door, opaque double glazed window to the side, laminated timber flooring, double glazed sliding door into:

**LIVING/DINING ROOM: 25' 6" x 10' 6" (7.77m x 3.20m)**

Originally two rooms. Double glazed bay window with deep display cill to the front with a fitted vertical blind, double panelled radiator, laminated timber flooring, television point, built-in alcove storage cupboard, door to:

**INNER HALLWAY:**

This would have been the original entrance into the property with the door on the side. This opening has been closed and has created a large closed hallway which could be used as a study area. Opaque double glazed window to the side, lattice style double glazed French door overlooking and giving access onto the rear garden, laminated timber flooring, double panelled radiator, understair recess, staircase rising to the first floor.

**KITCHEN: 11' 8" x 6' 5" (3.55m x 1.95m)**

Double glazed window to the side, fitted with a comprehensive range of Oak effect wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in 'Zanussi' double oven, four ring glass hob with cooker hood over, integrated fridge/freezer and washing machine, tiled surrounds, electric consumer box.

**FIRST FLOOR LANDING:**

Lattice style double glazed window to the rear, access to loft space, doors to all first floor accommodation.

**BEDROOM ONE: 12' 1" to firebreast x 10' 10" (3.68m x 3.30m)**

Lattice style double glazed window to the front with fitted vertical blind, built-in alcove storage cupboard, television point.

**BEDROOM TWO: 12' 0" x 10' 11" (3.65m x 3.32m)**

Lattice style double glazed window to the front with fitted vertical blind, single panelled radiator, cupboard housing a 'Worcester' gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM THREE: 10' 6" x 6' 11" (3.20m x 2.11m)**

Lattice style double glazed window to the rear with a fitted roller blind overlooking a school playing field, single panelled radiator, television point, built-in over stair storage cupboard.

**BATHROOM:**

Opaque double glazed window to the rear. The bathroom has been refitted with a white suite comprising of a panelled bath with mixer tap shower, fitted glass shower screen, vanity wash hand basin, W.C with concealed cistern, tiled walls and floor, recessed low voltage ceiling spotlights, towel radiator.

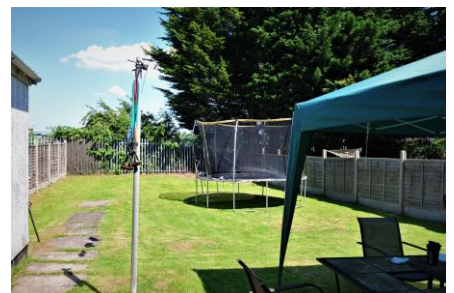
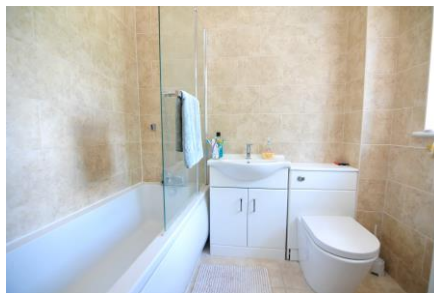
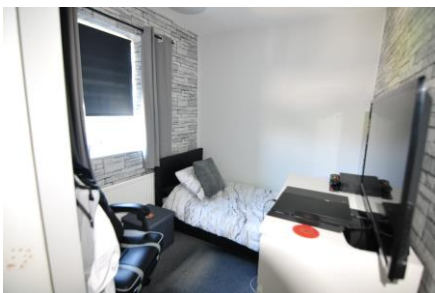
**FRONT GARDEN:**

The front is enclosed with brick walling, laid primarily to tarmac providing off road parking, outside light, pathway and the side with a grass border, wooden gate giving access to:

**REAR GARDEN:**

At the rear is a larger than average garden being enclosed with fencing, enjoying three block built storage sheds (one which was originally an outside W.C). The garden itself mainly to lawn with an outside floodlight.

**COUNCIL TAX BAND: A**



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.

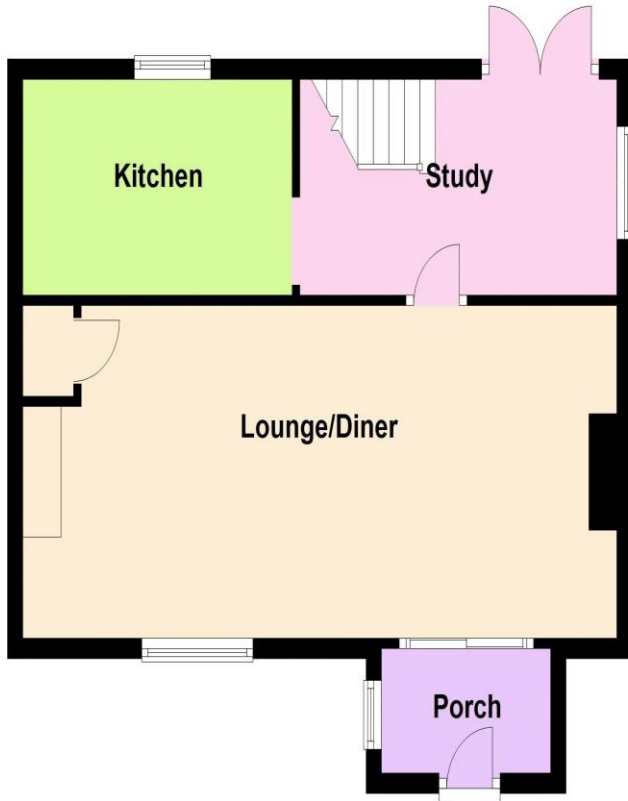
**Stephen Maggs**  
Residential Sales & Lettings

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

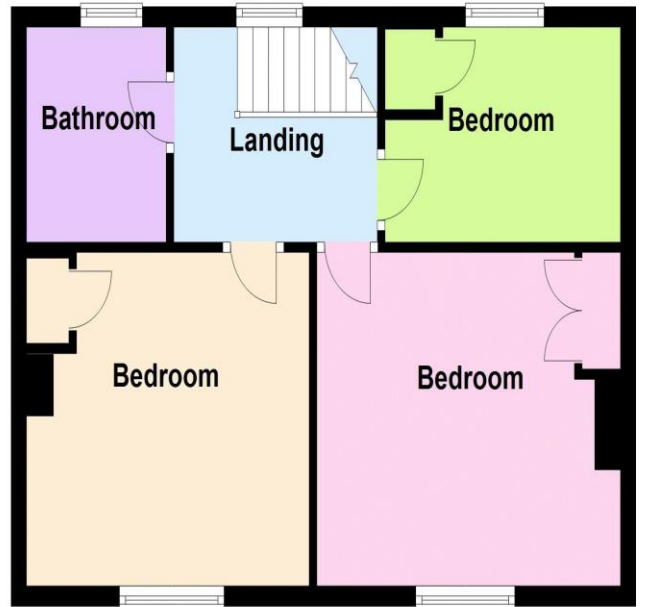
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) before any offer is put forward.

**Ground Floor**



**First Floor**



This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.  
Plan produced using PlanUp.

**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)

115 Walsh Avenue  
BRISTOL  
BS14 9SQ

Energy rating

C

Valid until:

7 May 2034

Certificate  
number:

4020-0055-0132-8003-  
0463

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 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		