

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

7 Abbots Close Whitchurch Bristol BS14 0UD

Situated on the FAVOURED WINDWAYS ESTATE, this three bedroom link-detached family home is offered for sale WITH NO ONGOING CHAIN.



REF: ASW5455

Asking Price £350,000

**Three Bedroom Link Detached * Favoured Windways Estate * Gas Central Heating & Double Glazing * Garage & Parking * No Ongoing Chain
Council Tax Band: D * 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:

Sure to create interest, this three bedroom link-detached is situated in a cul-de-sac on the favoured 'Windways' estate. The property comes without the complication of an ongoing chain, and has been priced to reflect the need for some updating. Call the sole selling agent without delay to arrange your accompanied viewing appointment.

HALLWAY:

Composite double glazed entrance door, single panelled radiator with thermostatic control, telephone point, staircase rising to the first floor.

LIVING ROOM: 15' 2" x 11' 8" (4.62m x 3.55m)

Double glazed bow window to the front with a deep display cill, gas fire set to a decorative fireplace, wiring for wall lights, single panelled radiator, door to:

KITCHEN/DINING ROOM: 15' 0" x 10' 7" (4.57m x 3.22m)

The kitchen is at present fitted with a range of dark Oak wall and base units with worktop surfaces, but in need of general refitment. Single panelled radiator, double glazed window and double glazed French door over looking and giving access onto the rear garden, opaque double glazed door giving access to the side, understair cupboard.

FIRST FLOOR LANDING:

Double glazed to the window to the side, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, access to loft space, separate built-in shelved storage cupboard, doors to first floor accommodation.

BEDROOM ONE: 13' 4" x 8' 5" (4.06m x 2.56m)

Double glazed window to the front with single panelled radiator, fitted wardrobes with overhead storage cupboards.

BEDROOM TWO: 10' 8" x 8' 5" (3.25m x 2.56m)

Double glazed window to the rear, single panelled radiator, built-in wardrobe with overhead storage cupboard.

BEDROOM THREE: 9' 9" x 6' 5" (2.97m x 1.95m)

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

BATHROOM:

Opaque double glazed window to the rear, fitted with a corner shower cubicle with mixer shower, pedestal wash hands basin, close coupled W.C, tiled walls, single panelled radiator.

FRONT GARDEN:

At the front is an area laid to grass with Conifer screen to one side, driveway providing off road parking for one vehicle leading to the garage.

GARAGE:

There is a single garage attached at the side of the property, having a metal up and over door, useful overhead storage space, gas meter, water point and a personal door giving access onto the rear garden.

REAR GARDEN:

Enclosed with a combination of walling, fencing and Conifer screening, having an area of patio immediately adjacent to the house, with the remainder being laid to lawn with a surrounding flowerbed.



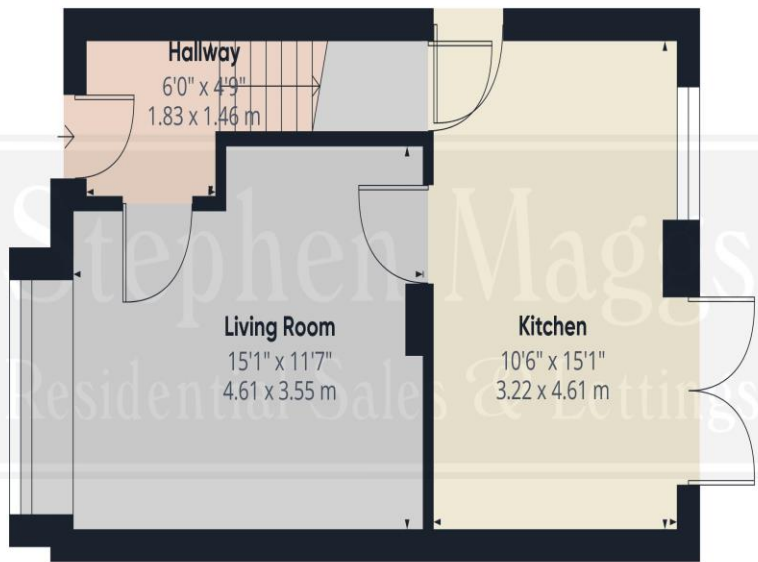
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

Stephen Maggs
Residential Sales & Lettings

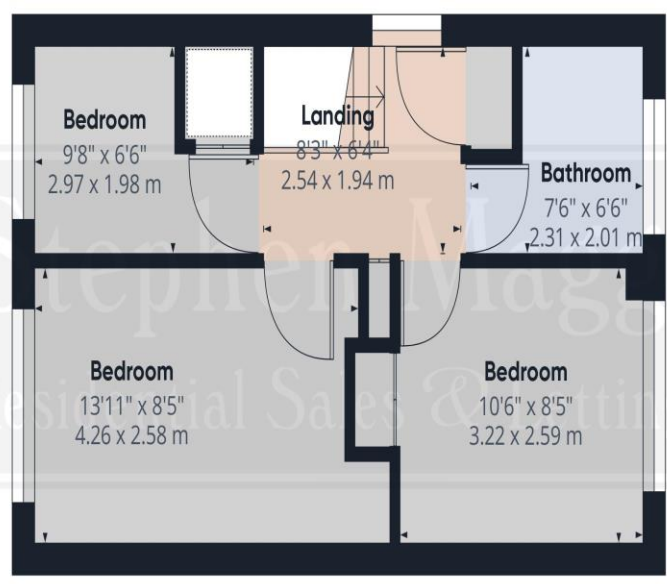
If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



Floor 0



Floor 1

Approximate total area¹⁾
765.29 ft²
71.1 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.

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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)

7 Abbots Close
BRISTOL
BS14 0UD

Energy rating

D

Valid until:

8 May 2034

Certificate
number:

0055-0200-1104-7110-
0900

Property type

Detached house

Total floor area

72 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		85 B
69-80	C		
55-68	D	64 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