

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**116 Petherton Road  
Hengrove  
Bristol BS14 9BZ**

**SITUATED ON A CORNER PLOT, this 2/3 bedroom chalet style semi detached is offered for sale WITHOUT AN ONGOING CHAIN, and offers the possibility of extending to four bedrooms.**



REF: ASW5451

**Asking Price £325,000**

**Corner Plot \* 2/3 Bedroom Chalet \* Possibilities For Extending To Four Bedrooms \* Gas Central Heating & Partial Double Glazing  
Garage & Parking No Onward Chain  
Council Tax Band: C \* Epc Rating: E**

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:**

Offered for sale without the complication of an ongoing chain, this 2/3 bedroom chalet style semi detached offers plenty of scope for extending/improving. Set on a corner plot close to local amenities, the property offers gas central heating, is partially double glazed, and really **MUST** be viewed internally to be appreciated.

**ENTRANCE PORCH:**

Wooden partly glazed entrance door and sidescreen, laminated timber flooring, further partly glazed door and sidescreen to:

**HALLWAY:**

Cupboard housing the electric meter, double panelled radiator, wiring for wall lights, staircase rising to first floor.

**LIVING ROOM: 19' 9" x 16' 9" maximum dimensions (6.02m x 5.10m)**

An 'L' shaped room with two double glazed windows to the front and a high level window to the side, fitted gas fire having a back boiler supplying central heating and domestic hot water, set to a Cotswold stone fireplace, double panelled radiator, wiring for wall lights, television point.

**DINING ROOM/BEDROOM THREE: 12' 1" x 10' 6" (3.68m x 3.20m)**

Double glazed patio door overlooking and giving access onto the rear garden, panelled radiator, large built in understair storage cupboard.

**KITCHEN: 11' 3" x 8' 8" (3.43m x 2.64m)**

Double glazed window and door overlooking and giving access onto the rear garden. The kitchen is fitted with a range of White hi gloss fronted wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edge worktop surfaces, inset 1.5 bowled single drainer sink unit, built in double oven, four ring glass hob, plumbing for automatic washing machine, space for fridge/freezer, single panelled radiator.

**GROUND FLOOR BATHROOM:**

Opaque double glazed window to the side with fitted venetian blind, fitted with a White suite comprising of a panelled bath, wall attached wash hand basin, close coupled W.C, tiled surround, double panelled radiator.

**FIRST FLOOR LANDING:**

Doors to first floor accommodation.

**BEDROOM ONE: 16' 10" x 10' 6" (5.13m x 3.20m)**

Double glazed window to the front, wiring for wall lights, access to loft storage space with hot water cylinder, electric panel heater.

**BEDROOM TWO: 12' 2" x 10' 7" (3.71m x 3.22m)**

Double glazed window to the rear, access to loft space, door giving access to eaves storage.

**FRONT & SIDE GARDEN:**

The property is situated on a corner plot with good sized gardens front and side, being screened with walling and conifers having two areas of lawn with surrounding shrubbery, driveway providing off road parking for two vehicles leading to the garage.

**GARAGE:**

Single garage attached to the side having an up and over door, power and light connected and a side personal door that returns to the rear garden.

**REAR GARDEN:**

At the rear is a courtyard garden, being enclosed with walling and fencing with patio immediately adjacent to the house, with then a raised area of decking with a garden shed and an area laid to coloured stones.





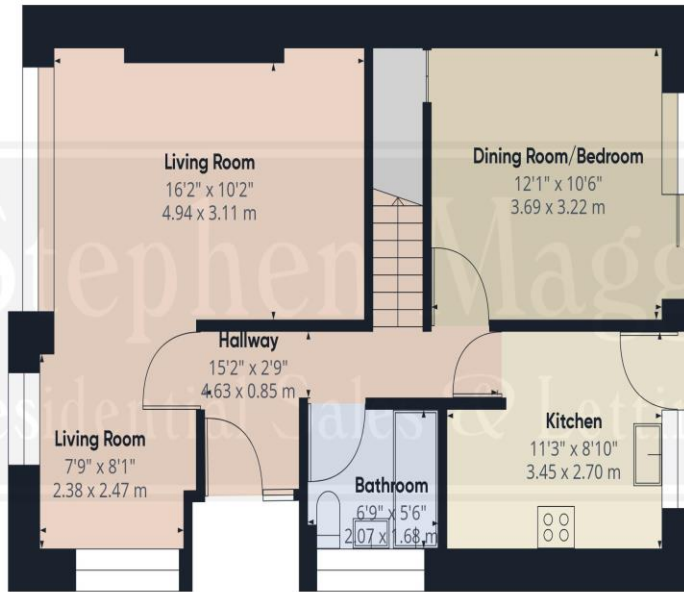
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If you are interested in putting an offer in on this property, I will need the following information from you first.

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





Floor 0

Approximate total area<sup>(1)</sup>  
911.73 ft<sup>2</sup>  
84.7 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.

GIRAFFE 360

**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)

116 Petherton Road  
BRISTOL  
BS14 9BZ

Energy rating

**E**

Valid until:

**8 May 2034**

Certificate  
number:

**0053-0200-3304-8111-  
0300**

Property type

Semi-detached house

Total floor area

91 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	43 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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