

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**64 Kinsale Road
Whitchurch
Bristol BS14 9EZ**

Situated on a popular road, and enhanced by a 100' PLUS REAR GARDEN, this 1930's three bedroom semi detached is offered for sale WITH NO CHAIN.



REF: ASW5459

Offers in Excess of £450,000

**Traditional 1930's semi * 100' plus rear garden * Separate reception rooms
Extended kitchen * Gas central heating & double glazing * Garage & parking
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:

This spacious 1930's semi detached is situated on the favoured West side of Kinsale Road, enjoying a 100' plus rear garden of manicured lawn with shrubbery and apple trees. The property does require some redecoration, which has been taken into account in the asking price. This is a great opportunity to acquire a home that is likely to attract a good deal of buying interest.

ENTRANCE VESTIBULE:

Opaque double glazed entrance doors, cupboard housing gas meter, glazed door and sidescreen into:

HALLWAY:

This is a spacious hallway having a panelled radiator, understair storage cupboard, staircase rising to first floor.

CLOAKROOM:

Situated under the stairs is a downstairs cloakroom having an opaque double glazed window to the side, fitted with a white close coupled W.C, wash hand basin, fluorescent light.

LIVING ROOM: 15' 3" into bay x 12' 4" (4.64m x 3.76m)

At present being used as a dining room, double glazed bay window to the front, double panelled radiator, gas fire.

DINING ROOM: 13' 4" x 11' 0" (4.06m x 3.35m)

At present being used as a living room, double glazed window and door overlooking and giving access onto the rear garden, television point, panelled radiator, also Baxi Brazillia wall heater.

KITCHEN/BREAKFAST ROOM: 18' 8" x 7' 5" (5.69m x 2.26m)

This incorporates a single storey rear extension. Double glazed windows to the side and rear, double glazed door giving access onto the rear garden. The kitchen is fitted with an extensive range of wall units with fitted cornice and light pelmets, and base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, space and plumbing for automatic washing machine, electric cooker point, double panelled radiator, tile splashback, Worcester gas fired combination boiler supplying central heating and domestic hot water, two fluorescent striplights.

FIRST FLOOR LANDING:

Opaque double glazed arched window to the side, access to loft space with retractable ladder, doors to all first floor accommodation.

BEDROOM ONE: 15' 4" into bay x 10' 3" to fire breast (4.67m x 3.12m)

Double glazed bay window to the front, fitted wardrobes with overhead storage cupboards, single panelled radiator, wiring for wall light.

BEDROOM TWO: 13' 3" x 11' 5" (4.04m x 3.48m)

Double glazed window to the rear, fitted bedroom furniture comprising of wardrobes and shelved cupboards with overhead storage also fitted dressing table with drawers, single panelled radiator.

BEDROOM THREE: 9' 10" x 7' 0" (2.99m x 2.13m)

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

BATHROOM: 7' 0" x 7' 0" (2.13m x 2.13m)

A larger than average bathroom having an opaque double glazed window to the rear with fitted roller blind. The bathroom is fitted with a white suite comprising of a panelled bath with tiled splashbacks, pedestal wash hand basin, close coupled W.C, separate shower cubicle with mixer shower, double panelled radiator, fluorescent light with built in shaver point, electric extractor fan.

FRONT GARDEN:

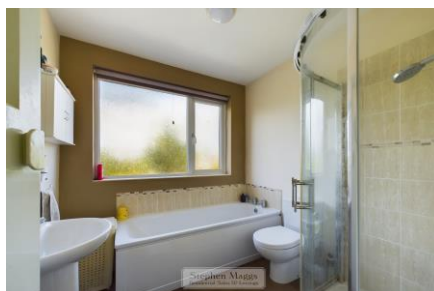
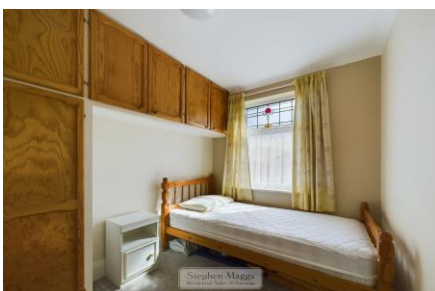
The front garden is enclosed with low boundary walling, laid to flowerbed with central area laid to coloured stones, beside which is a tarmac driveway providing off road parking for three to four cars which leads to the garage.

GARAGE:

There is a single garage being detached at the rear, having a metal up and over door with power connected.

REAR GARDEN:

At the rear is a most attractive garden measuring in excess of 100 feet in length. The garden is enclosed with lapwood fencing, having an area of patio immediately adjacent to the house with a fishpond, with the majority of the garden laid to well kept lawn with side flower and shrub bed, aluminium greenhouse, vegetable garden and two apple trees, timber garden shed.



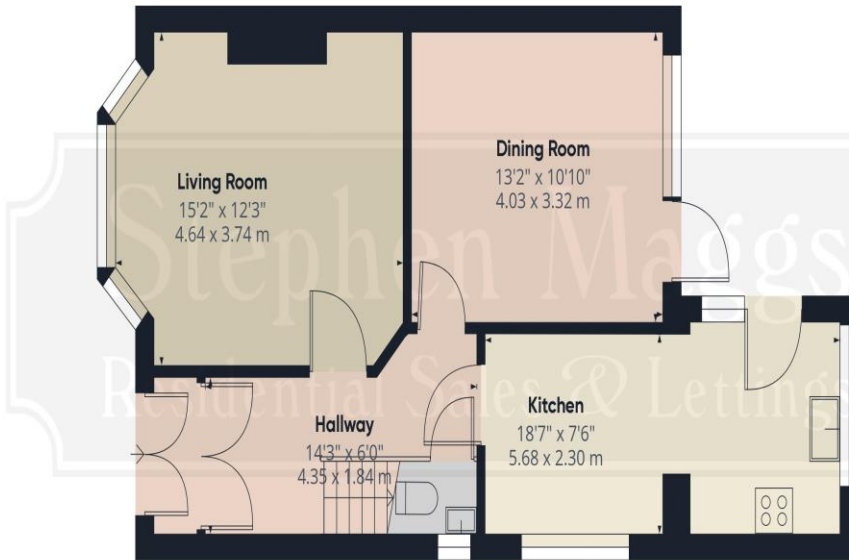
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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.

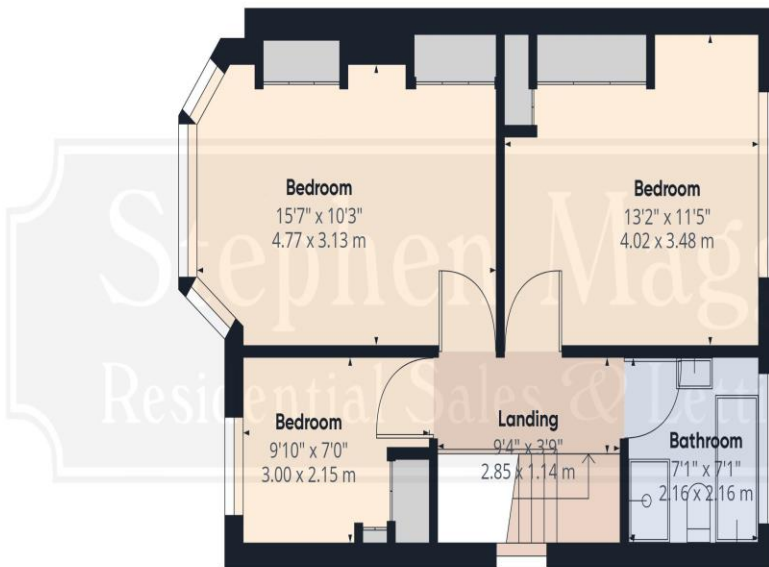
This information will need to be emailed to nigel@stephenmaggs.co.uk before any offer is put forward.



Floor 0

Approximate total area¹⁾

1064.18 ft²
98.87 m²



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.

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)

64, Kinsale Road
BRISTOL
BS14 9EZ

Energy rating

D

Valid until:

21 December 2025

Certificate
number:

**8092-2624-4029-4227-
3253**

Property type

Semi-detached house

Total floor area

92 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		84 B
69-80	C		
55-68	D	62 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