

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 26 Rowacres Whitchurch Bristol BS14 0AP

**Offered for sale with NO ONGOING CHAIN, and REQUIRING A PROGRAM OF UPDATING, this three bedroom semi detached FRONTS ONTO HENGROVE PARK.**



REF: ASW5460

**Guide Price £275,000**

**Fronting Hengrove Park \* Three Bedroom Semi Detached \* REQUIRES A PROGRAM OF UPDATING \* Modern Gas Fired Boiler \* Garage & Parking  
No Ongoing Chain \* Council Tax Band: C \* 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](http://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:**

Fancy a project? This three bedroom semi detached which enjoys an enviable position fronting Hengrove park, now requires a program of updating. Offered for sale without chain complications, the property has a modern gas fired boiler, gardens front & rear, and a garage with additional parking space.

**ENTRANCE:**

Double glazed entrance door and sidescreen giving access from the front.

**LIVING ROOM: 16' 9" maximum x 13' 0" (5.10m x 3.96m)**

Double glazed window to the front with fitted vertical blind, two double panelled radiators, fitted gas fire, understair storage cupboard, staircase rising to the first floor, sliding doors to:

**KITCHEN/DINING ROOM: 16' 9" x 10' 9" (5.10m x 3.27m)**

Double glazed window to the rear with fitted vertical blind, double glazed patio door to the rear with fitted vertical blind. The kitchen area has a range of fitted wall and base units, but is in need of general refitment, double panelled radiator, wall mounted 'Ariston' gas fired combination boiler supplying central heating and domestic hot water.

**FIRST FLOOR LANDING:**

Window to the side with fitted vertical blind, access to loft space, doors to all first floor accommodation.

**BEDROOM ONE: 12' 11" x 9' 6" (3.93m x 2.89m)**

Double glazed window to the front with fitted venetian blind overlooking Hengrove park, single panelled radiator, television point, two fitted wardrobes.

**BEDROOM TWO: 10' 1" x 8' 9" (3.07m x 2.66m)**

Double glazed window to the rear, single panelled radiator, television point, built in storage cupboard.

**BEDROOM THREE: 10' 0" x 7' 0" (3.05m x 2.13m)**

Double glazed window to the front with fitted vertical blind, built in over stair storage cupboard, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with the original Primrose yellow panelled bath with folding shower screen and electric shower over, wall attached wash hand basin, low level W.C, double panelled radiator.

**FRONT GARDEN:**

At the front is a open plan garden laid mainly to lawn, fronting Hengrove park.

## REAR GARDEN:

At the rear is a garden enclosed with walling and fencing, having a concrete patio immediately adjacent to the house, with the remainder being laid mainly to lawn, pathway with outside water point and gate giving access to the front garden.

## GARAGE:

There is a single garage situated at the rear, having a metal up and over door, side personal door and additional parking space for one vehicle to the front.



## 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.

The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white double-line 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) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



# Energy performance certificate (EPC)

26 Rowacres  
BRISTOL  
BS14 0AP

Energy rating

**D**

Valid until:

**27 May 2034**

Certificate  
number:

**5809-6034-5002-0125-  
0602**

Property type

Semi-detached house

Total floor area

75 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.](#)

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+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		