

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

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

**SPACIOUS TO SAY THE LEAST! This chalet style semi detached has been EXTENDED UP & DOWN, to offer 4 first floor bedrooms. Only a viewing will REVEAL ALL THAT IS AVAILABLE.**



REF: ASW5467

**Asking Price £425,000**

**Substantial family house \* Four first floor bedrooms \* Two bathrooms  
Two large reception rooms \* 'L' shaped, fitted kitchen \* Conservatory  
Gas central heating & double glazing \* 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](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:**

If you are looking for a lot of space - this could be the one for you! This chalet style semi detached has been extended up & down, to now offer extremely spacious, well presented accommodation. With a conservatory and study, in addition to the two large reception rooms, it would be fair to say that 'flexibility' is a definite possibility. Call to arrange your accompanied viewing appointment without delay.

**HALLWAY:**

Upvc double glazed entrance door and sidescreen, fitted cupboard and open display unit, double panelled radiator, laminated timber flooring, stained panelled doors with etched glazed panels giving access to all ground floor accommodation.

**STUDY: 8' 3" x 7' 7" (2.51m x 2.31m)**

Upvc double glazed windows to the front and side, panelled radiator, laminated timber flooring, fitted spotlight rail.

**LIVING ROOM: 16' 4" x 10' 5" (4.97m x 3.17m)**

Double glazed window to the front with fitted vertical blind, feature fireplace with inset marble hearth and housing a gas living flame coal effect fire, double panelled radiator, television point, wall lights.

**DINING/LIVING ROOM: 20' 5" x 10' 6" narrowing to 9' 5" (6.22m x 3.20m)**

This incorporates part of the rear extension, it has double glazed French doors and side panels with fitted vertical blinds overlooking and giving access onto the rear garden, radiator, good size understair storage cupboard, laminated timber flooring.

**KITCHEN: 19' 7" x 16' 5" (5.96m x 5.00m) maximum dimensions**

An 'L' shaped kitchen which incorporates the remainder of the ground floor extension, double glazed window to the rear which has fitted venetian blind, square opening to the conservatory with personal door to the garage. The kitchen is fitted with an extensive range of beech effect wall units, and base fitted units having Granite worktops with upstands, integrated appliances to include dishwasher, four ring glass hob with cooker hood over, twin single ovens, microwave and coffee maker, breakfast bar, tiled splashbacks, underfloor heating.

**CONSERVATORY: 11' 8" x 6' 8" (3.55m x 2.03m)**

A substantial conservatory having a glass roof, tiled floor, French doors opening onto the rear garden, underfloor heating.

**GROUND FLOOR BATHROOM:**

Opaque double glazed window to the side, fitted with a white suite comprising of a panelled bath, vanity wash hand basin, W.C with concealed cistern, tiled walls, laminated timber flooring, ladder style radiator, wall mirror with built in TV.

**FIRST FLOOR LANDING:**

Access to loft space with retractable ladder, doors to all first floor accommodation.

**BEDROOM ONE: 12' 3" x 10' 6" (3.73m x 3.20m)**

Double glazed window to the front, panelled radiator, wiring for wall lights.

**BEDROOM TWO: 13' 6" x 10' 6" (4.11m x 3.20m)**

Double glazed window to the rear, wall to wall fitted wardrobes with white hi gloss finished doors, fitted drawer units to match, single panelled radiator, wall lights.

**BEDROOM THREE: 12' 0" x 8' 10" (3.65m x 2.69m)**

Double glazed window to the side and rear, panelled radiator, door giving access to eave storage.

**BEDROOM FOUR: 10' 1" x 8' 10" (3.07m x 2.69m)**

Double glazed windows to the side and front, cupboard giving access to eave storage cupboard, panelled radiator.

**SHOWER ROOM:**

Opaque double glazed window to the side, fitted with a shower cubicle having a mixer shower, vanity wash hand basin, close coupled W.C, tiled walls, designer radiator.

**FRONT GARDEN:**

Enclosed with walling with wrought iron trellis, laid to concrete providing off road parking for three cars and giving access to the attached garage.

**GARAGE: 13' 2" x 7' 3" (4.01m x 2.21m)**

A small garage used primarily for storage, having a metal roll over electric door, power and light connected, plumbing for automatic washing machine, wall mounted gas fired combination boiler supplying central heating and domestic hot water, personal door returning to the kitchen.

**REAR GARDEN:**

At the rear is a garden enclosed with fencing, being laid to patio with side flowerbed and 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.

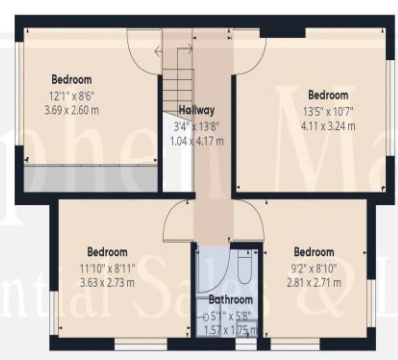
This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.





Floor 0

Approximate total area<sup>1)</sup>  
1569.9 ft<sup>2</sup>  
145.85 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.

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)

98 Petherton Road  
BRISTOL  
BS14 9BZ

Energy rating

**D**

Valid until:

**11 June 2034**

Certificate  
number:

**3020-9064-0133-2008-0493**

Property type

Semi-detached house

Total floor area

139 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 C.

[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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		