

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 9 Robinia Walk Whitchurch Bristol BS14 0SH

**This TWO BEDROOM starter home offers well presented accommodation, with a GOOD SIZE SOUTH FACING rear garden.**



REF: ASW5475

**Asking Price £269,500**

**Well presented two bedroom terrace \* Gas central heating & double glazing \*  
Garage & parking \* Kitchen/dining room \* Good size South facing rear garden \*  
Council tax band: B \* EPC Rating: C**

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:**

A great first time buyer opportunity! Situated on the popular Crowndale Estate, this well presented two bedroom terrace is enhanced by a good size rear garden with direct access to the rear of it's garage. Enjoying both gas central & double glazing, together with a modern kitchen & bathroom, this property comes with our highest recommendation for an early viewing.

**ENTRANCE PORCH:**

Opaque double glazed entrance door, polycarbonate roof, laminated flooring, door to:

**LIVING ROOM: 14' 6" x 13' 7" (4.42m x 4.14m)**

Double glazed bow window to the front with deep display sill and fitted vertical blinds, double panelled radiator, television point, open tread staircase rising to first floor, glazed double doors to:

**KITCHEN/DINING ROOM: 14' 6" x 11' 9" (4.42m x 3.58m)**

Double glazed window to the rear with fitted vertical blind, double glazed French door with fitted vertical blind overlooking and giving access onto the rear garden. The kitchen is fitted with a range of beech effect wall and base units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in Neff single oven, for ring induction hob with cooker recycle hood over, undercounter space for fridge and freezer, plumbing for automatic washing machine, tiled floors, two fitted spotlight clusters, double panelled radiator.

**FIRST FLOOR LANDING:**

Access to loft space, large built in storage cupboard, doors to all first floor accommodation.

**BEDROOM ONE: 14' 6" into recess x 9' 11" (4.42m x 3.02m)**

Two double glazed windows to the front with fitted vertical blinds, built in mirror fronted wardrobes, single panelled radiator, television point.

**BEDROOM TWO: 13' 9" x 8' 5" (4.19m x 2.56m)**

Double glazed window to the rear, single panelled radiator, gas fired combination boiler supplying central heating and hot water.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with mixer shower and glass shower screen, wall attached wash hand basin, close coupled W.C, tiled walls, ladder style radiator.

**FRONT GARDEN:**

At the front is an open plan garden being laid to lawn with pathway leading to the entrance porch which has an outside light.

**REAR GARDEN:**

At the rear is a good size garden enjoying a sunny Southerly aspect, having a patio immediately adjacent to the house with outside water point and brick built barbecue, beyond which the garden is laid to lawn and coloured stones, timber garden shed.

**GARAGE:**

Single garage being detached at the rear, having the advantage of a personal door that opens onto the rear garden of this house.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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) before any offer is put forward.

# Energy performance certificate (EPC)

9 Robinia Walk  
BRISTOL  
BS14 0SH

Energy rating

C

Valid until:

1 July 2034

Certificate  
number:

0037-0200-2404-5216-0800

Property type

Mid-terrace house

Total floor area

68 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 C. 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+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		