

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**708 Whitchurch Lane
Whitchurch
Bristol BS14 0EJ**

This THREE BEDROOM starter home boasts quality accommodation, with the benefit of off-street parking, and a double glazed conservatory. Don't delay, book your viewing today!



REF: ASW5494

£290,000

Three Bedrooms * Double Glazed Conservatory * Garage In Block * Gas Central Heating & Double Glazing * Off-Street Parking To The Front * Attractive 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 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 three bedroom terraced starter home requires an early internal viewing. Boasting a double glazed conservatory at the rear, the property enjoys off-street parking directly to the front, has double glazed windows, and is heated via a combination boiler. There are several other interesting features, the most notable one being the feature wrought iron staircase. Call to book your viewing without delay.

HALLWAY:

The hallway has been increased in size by the addition of a porch to the front. Entrance is via a Upvc door with sidescreen, tiled floor, single panelled radiator, wrought iron open tread staircase rising to the first floor.

LIVING ROOM: 15' 11" x 12' 2" (4.85m x 3.71m)

Double glazed patio door with fitted vertical blind overlooking and giving access onto the Conservatory, radiator with decorative cover, television point, laminated timber flooring.

KITCHEN: 12' 2" x 9' 6" (3.71m x 2.89m)

Double glazed window to the front with fitted vertical blind. The kitchen is fitted with a range of 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, plumbing for automatic washing machine, built in single oven, four ring electric hob with cooker hood over, tiled walls and floor, single panelled radiator.

CONSERVATORY: 10' 11" x 11' 10" (3.32m x 3.60m)

A double glazed Conservatory with polycarbonate roof, light with fan, single panelled radiator, tiled floor, double doors overlooking and giving access onto the rear garden.

FIRST FLOOR LANDING:

Access to loft space, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, doors to all first floor accommodation.

BEDROOM ONE: 12' 4" x 9' 8" (3.76m x 2.94m)

Double glazed window to the rear, single panelled radiator, television point.

BEDROOM TWO: 12' 5" x 9' 8" (3.78m x 2.94m)

Double glazed window to the front with fitted roller blind, single panelled radiator, television point.

BEDROOM THREE: 8' 11" x 6' 1" (2.72m x 1.85m)

Double glazed window to the rear with fitted roller blind, radiator with decorative cover.

BATHROOM:

Opaque double glazed window to the front, fitted with a white suite, comprising of a panelled bath with mixer tap and separate electric shower, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, single panelled radiator.

FRONT GARDEN:

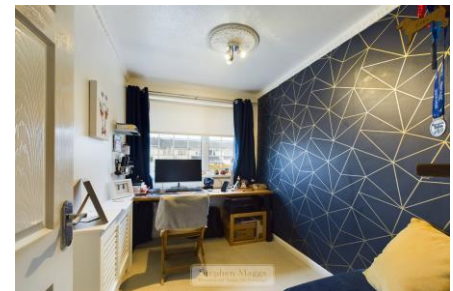
The front garden is enclosed with brick walling with decorative wrought iron trellis and gates, laid primarily to brick paviours providing off road parking for one vehicle, with outside light and storage shed.

REAR GARDEN:

The rear garden is enclosed with a combination of walling and fencing, having a rear pedestrian access. There is a good sized area of patio immediately adjacent to the house with outside light, with then steps up to two areas, one of lawn and the other laid to bark.

GARAGE:

There is a single garage situated in a nearby block.



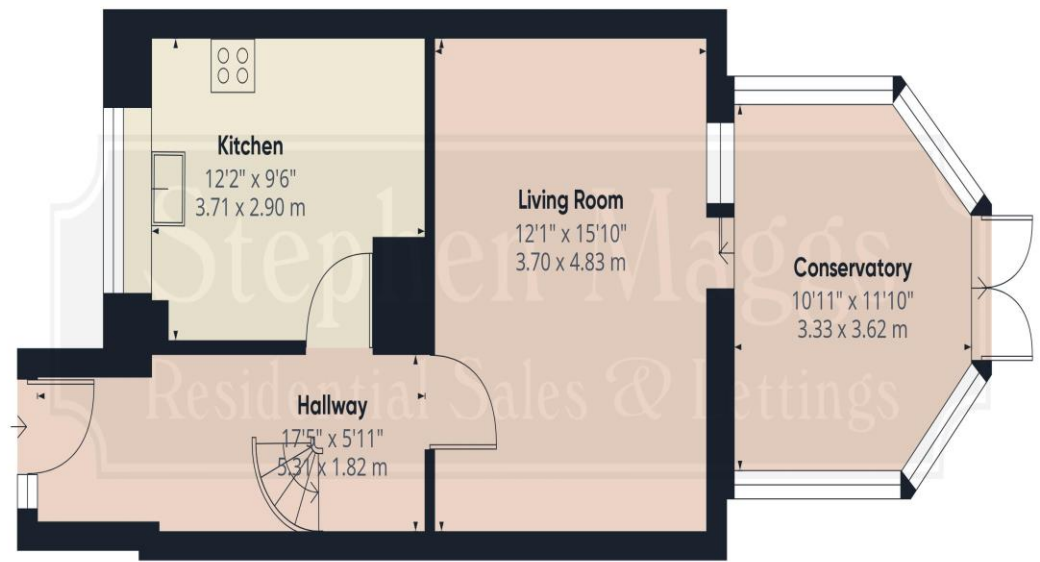
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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.

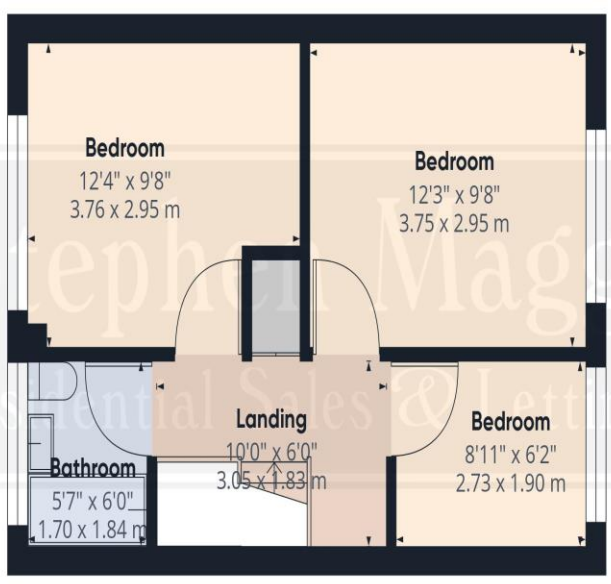
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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



Floor 0

Approximate total area⁽¹⁾
890.61 ft ²
82.74 m ²
Reduced headroom
11.3 ft ²
1.05 m ²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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)

708 Whitchurch Lane
Whitchurch
BRISTOL
BS14 0EJ

Energy rating

C

Valid until:

8 September 2034

Certificate number:

2060-2411-5040-4004-6005

Property type

Mid-terrace house

Total floor area

76 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		