

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

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

**NO ONGOING CHAIN with this well presented, traditional 1930's three bedroom family home, situated on the WEST SIDE OF THE ROAD, enhanced by a large rear garden**



REF: ASW5496

**Asking Price £425,000**

**Traditional 3 Bedroom Family Home \* Separate Reception Rooms \* Extended Kitchen \* Cloakroom \* Gas Central Heating & Double Glazing \* Large Rear Garden \* 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

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**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:**

Offered for sale without the complication of an ongoing chain, this 1930's built three bedroom semi detached family home should be viewed without delay. Enjoying both gas central heating and double glazing, this property boasts a large rear garden which enjoys a westerly aspect. Call to arrange your accompanied viewing appointment via the sole selling agent.

**HALLWAY:**

Upvc double glazed entrance door and sidescreens, panelled radiator, two built in understair storage cupboards, staircase rising to first floor, door to:

**CLOAKROOM:**

Opaque double glazed window to the side, fitted with a close coupled W.C, wall attached wash hand basin, panelled radiator, electric extractor fan.

**LIVING ROOM: 15' 1" into bay x 12' 4" (4.59m x 3.76m)**

Double glazed bay window to the front, telephone point, television point, panelled radiator, picture rail.

**DINING ROOM: 13' 0" x 10' 10" (3.96m x 3.30m)**

Double glazed patio door overlooking and giving access onto the rear garden, double panelled radiator.

**KITCHEN: 14' 1" x 7' 4" (4.29m x 2.23m)**

Double glazed windows to the side and rear, Opaque double glazed door giving access onto the rear garden. The kitchen is fitted with a range of wall and base units with contrasting worktop surfaces, inset stainless steel single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, built in electric double oven, four burner gas hob with cooker hood over, tiled splashbacks, wall mounted Vaillant gas fired boiler supplying central heating and domestic hot water, two spotlight clusters, panelled radiator.

**FIRST FLOOR LANDING:**

Opaque double glazed arched window to the side, access to loft space, picture rail, doors to first floor accommodation.

**BEDROOM ONE: 15' 6" into bay x 11' 4" (4.72m x 3.45m)**

Double glazed bay window to the front, picture rail, panelled radiator.

**BEDROOM TWO: 13' 0" x 11' 4" (3.96m x 3.45m)**

Double glazed window to the rear, picture rail, panelled radiator.

**BEDROOM THREE: 9' 9" x 6' 9" (2.97m x 2.06m)**

Double glazed window to the front, picture rail, panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear. The bathroom has been re-fitted with a White suite comprising of a panelled bath with glass shower screen and a Mira electric shower over, semi recessed wash hand basin set to a vanity unit, W.C with a concealed cistern, tiled walls, panelled radiator, extractor fan.

**FRONT GARDEN:**

The front garden is enclosed by a low boundary wall, having an area laid to lawn with side flowerbed, beside which is a driveway providing off road parking for one car leading to the garage.

**GARAGE:**

Attached at the side is a single garage having a metal up and over door, with power and light connected, and a rear personal door.

**REAR GARDEN:**

At the rear is a much longer than average garden, being enclosed with lapwood fencing. There is an area of patio immediately adjacent to the house, with the majority of the garden being laid to lawn with mature shrubbery and trees, and enjoying a sunny Westerly aspect.

**N.B:**

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





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.



#### 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)

74 Kinsale Road  
BRISTOL  
BS14 9EZ

Energy rating

**D**

Valid until:

**21 April 2033**

Certificate  
number:

**0360-2169-7240-2227-5421**

Property type

Semi-detached house

Total floor area

94 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>	55 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		