

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

10 Moreton Close Whitchurch Bristol BS14 9QN

Fronting a pedestrian green, this semi detached home offers quality accommodation that demands an early viewing.



REF: ASW5507

Asking Price £325,000

Two/Three Bedroom Chalet * 'L' Shaped Living Room * Modern Kitchen & Bathroom * Double Glazed Conservatory * Gas Central Heating & Double Glazing * Garage & Parking * 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

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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:

Originally built as a two/three bedroom chalet, this property is presently laid out as a two bedroom, offering quality accommodation that simply must be viewed to be appreciated. Offering both gas central heating & double glazing, this fine home enjoys a double glazed conservatory, enclosed rear garden, garage, and much more. Booked your accompanied viewing without delay!

ENTRANCE PORCH:

Opaque double glazed entrance doors, glazed door and sidescreen into:

HALLWAY:

Double panelled radiator, dado rail, staircase rising to the first floor.

LIVING ROOM: 19' 9" x 13' 11" maximum (6.02m x 4.24m)

An 'L' shaped room having two double glazed windows to the front (each with fitted venetian blind), double panelled radiator, television point.

DINING ROOM: 10' 8" x 9' 2" (3.25m x 2.79m)

This was the original third bedroom. Two built in storage cupboards, double panelled radiator, continuation of laminated flooring from the hallway, double glazed patio door overlooking and giving access onto the Conservatory, archway to:

KITCHEN: 10' 0" x 7' 7" (3.05m x 2.31m)

Double glazed window to the rear, opaque double glazed door giving access onto the rear garden, fitted with a range of Maple effect wall and base units with contrasting roll edged worktop surfaces, inset 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, gas cooker with canopy style hood over, tiled flooring, fitted spotlights.

CONSERVATORY: 9' 11" x 9' 2" (3.02m x 2.79m)

A substantial double glazed Conservatory having a polycarbonate roof, fitted window blinds, laminated timber flooring, French doors overlooking and giving access onto the rear garden, gas wall heater.

BATHROOM:

Two opaque double glazed windows to the side. Fitted with a shower cubicle having a mixer shower, pedestal wash hand basin, close coupled W.C, Aqua wall boarding, designer radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, recessed ceiling spotlights.

FIRST FLOOR LANDING:

Doors to both first floor bedrooms.

BEDROOM ONE: 14' 7" x 10' 8" (4.44m x 3.25m)

Double glazed window with fitted venetian blind to the front, range of fitted wardrobes, panelled radiator.

BEDROOM TWO: 10' 10" x 8' 8" to wardrobes (3.30m x 2.64m)

Double glazed window to the rear wall to wall wardrobes, access to loft space, single radiator.

FRONT GARDEN:

At the front is a garden that adjoins a pedestrian walkway, laid to a combination of coloured stones with shrubbery and central imprinted concrete pathway which gives access to the front door, wall and wooden gate which in turn gives access to the rear garden.

REAR GARDEN:

At the rear is a garden that is enclosed with a combination of walling and lapwood fencing, laid to lawn, chippings and mature shrub flowerbeds, imprinted concrete patio area which extends to the side of the house where there is a further area with water point, and gate that returns to the front garden.

GARAGE:

There is a single garage detached at the rear, having a metal up and over door, with power and light connected, and a concrete driveway providing off street parking.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS. THE ENERGY PERFORMANCE CERTIFICATE WAS PREPARED BEFORE THE REPLACEMENT BOILER WAS INSTALLED.





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 or 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)

10, Moreton Close
BRISTOL
BS14 9QN

Energy rating

D

Valid until:

14 November 2026

Certificate
number:

9248-2885-7792-9496-1285

Property type

Semi-detached bungalow

Total floor area

84 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

