

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

68 Allerton Crescent Whitchurch Bristol BS14 9PX

Situated in a sought after CUL-DE-SAC, this well presented & EXTENDED three bedroom semi detached offers potential for homeworking, with a large garage, with workshop area and separate outbuilding.



REF: ASW5519

Guide Price £345,000

Cul-De-Sac Location * Three Bedroom Semi * Extended Dining Area * Gas Central Heating & Double Glazing * Garage & Outbuilding (Suitable For Home Working) * Plenty Of Off-Street Parking * Council Tax Band: C * 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. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. 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:

This extended three bedroom semi detached offers much for the discerning purchaser. Offering the usual gas central heating & double glazing, the property would lend itself to the homemaker, by utilising the garage with workshop addition, and outbuilding with access to the rear. Only by viewing can all that is available be fully appreciated. Call to book your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door, opaque double glazed window to the side with fitted vertical blind, double panelled radiator, staircase rising to the first floor.

LIVING ROOM: 15' 11" x 10' 11" (4.85m x 3.32m)

Double glazed window with fitted vertical blind to the front enjoying a view of the Dundry hillside, quality laminated timber flooring, double panelled radiator, recess low voltage spotlights, television point.

KITCHEN: 10' 8" x 9' 10" (3.25m x 2.99m)

Fitted with a range of dark Oak fronted wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built-in single electric oven, four ring glass hob with cooker hood over, space and plumbing for automatic washing machine, under surface space for fridge and separate freezer, tiled splashbacks, tiled flooring, two good size built-in under stair storage cupboards, archway to:

DINING ROOM: 10' 10" x 8' 5" (3.30m x 2.56m)

This occupies a single storey extension to the rear. Double glazed window overlooking the side, double glazed French doors overlooking and giving access onto the rear garden, double panelled radiator.

GROUND FLOOR BATHROOM:

Opaque double glazed window to the rear with fitted roller blind. The bathroom has been refitted with a white suite comprising of a panelled bath with a mixer shower over, pedestal wash hand basin, close coupled W.C, tiled walls and floor, single panelled radiator, recessed low voltage spotlights, electric extractor fan.

FIRST FLOOR LANDING:

Access to a very spacious loft space having a retractable ladder, and doors to first floor accommodation.

BEDROOM ONE: 14' 6" to wardrobe x 11' 0" (4.42m x 3.35m)

A very spacious master bedroom having a double glazed window to the front with fitted vertical blind, enjoying a similar view to the living room. Fitted with an extensive range of bedroom furniture comprising wardrobes and matching bedside units, double panelled radiator, door concealing a large built-in storage cupboard with light, which at present is being used by the lady of the house as a makeup room.

BEDROOM TWO: 11' 0" x 7' 4" (3.35m x 2.23m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, built-in over stair wardrobe.

BEDROOM THREE: 8' 2" x 7' 11" (2.49m x 2.41m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator.

FRONT GARDEN:

The front garden is laid fully to brick paving providing off road parking for three cars this extends to the side where there is further parking and access to the garage, outside water point and gate giving access to the rear garden.

REAR GARDEN:

At the rear is a garden enclosed by walling, being laid fully to decking with flood light and water point.

PLAY/WORK ROOM: 15' 4" x 13' 11" (4.67m x 4.24m)

Situated at the end of the garden is a large outhouse, suitable for a variety of uses. Power and light connected, pedestrian door giving access to the rear, also a personal door into the garage.

GARAGE:

A very good size garage. power, light and water connected, door to a further good size area as a workshop/shed.





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.



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)

68 Allerton Crescent
BRISTOL
BS14 9PX

Energy rating

C

Valid until:

6 May 2034

Certificate
number:

7304-3074-6002-0105-0306

Property type

Semi-detached house

Total floor area

83 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 | | |
| 69-80 | C | 69 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |