

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

3 Gilda Close Whitchurch Bristol BS14 9JU

**** CASH BUYERS ONLY ** A good size two bedroom ground floor flat that REQUIRES REFURBISHMENT, and due to only having 42 years left on the present lease, cannot be mortgaged.**



REF: ASW5525

Asking Price £120,000

Two Bedroom Ground Floor Flat * Requires Refurbishment * 42 Years Remaining On Lease - So Cash Buyers Only * Enclosed Rear Garden * Double Glazing & Gas Central Heating * Council Tax Band: A * Epc Rating: D

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:

Investment opportunity for a CASH BUYER ONLY. This two bedroom ground floor flat offers well proportioned accommodation the now requires a COMPLETE PROGRAM OF REFURBISHMENT. The flat has both gas central heating and double glazing, off street parking AND it's own enclosed rear garden. There are 42 years remaining on the present lease. Call for more information.

ENTRANCE PORCH:

Opaque double glazed entrance door, cupboard housing electric meter, glazed door to:

HALLWAY:

Cupboard recess, doors to all accommodation.

LIVING ROOM: 16' 1" into bay x 10' 9" (4.90m x 3.27m)

Double glazed bay window to the front, double panelled radiator.

KITCHEN: 10' 9" x 6' 6" (3.27m x 1.98m)

Double glazed door and side window overlooking and giving access onto the garden. The kitchen is in need of complete refitment, panelled radiator.

BEDROOM ONE: 13' 2" x 10' 9" (4.01m x 3.27m)

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

BEDROOM TWO: 9' 8" x 6' 8" (2.94m x 2.03m)

Double glazed window to the front, panelled radiator.

BATHROOM:

Opaque double glazed window to the side. The bathroom is in need of complete refitment, at present fitted with a white suite.

FRONT GARDEN:

At the front is a shared garden, offering a single parking space for each of the ground floor and first floor flats.

REAR GARDEN:

At the rear is a good sized garden, which is enclosed with timber fencing, and is in need of cultivation.

N.B:

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



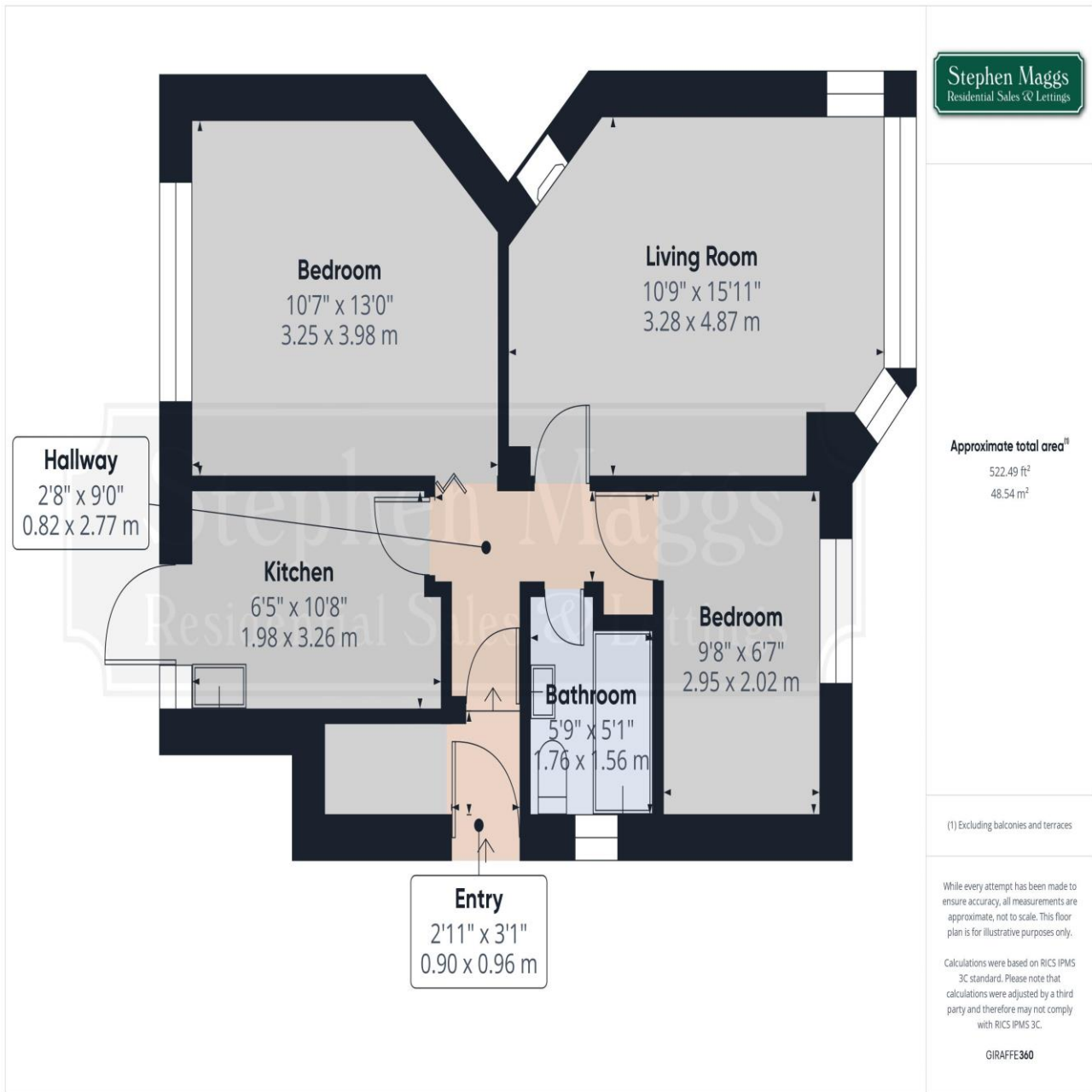
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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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)

3 Gilda Close
BRISTOL
BS14 9JU

Energy rating

D

Valid until:

12 February 2035

Certificate
number:

0920-0200-8805-5716-0000

Property type

Ground-floor flat

Total floor area

35 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 C.

[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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		