

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**42 Maplestone Road
Whitchurch
Bristol BS14 0HH**

Situated on the sought after 'Bridge Farm' estate, this EXTENDED 3/4 BEDROOM semi detached is enhanced by a larger than average rear garden, and MUST BE VIEWED TO BE APPRECIATED!



REF: ASW5531

Asking Price £375,000

**3/4 Bedroom Family Home * Larger Than Average Garden With Garden Room
Extended Kitchen * Gas Central Heating & Double Glazing * Off-Street 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

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, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. 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:

Offering quality accommodation, and situated on the sought after Bridge Farm Estate, this extended family home **SIMPLY MUST BE VIEWED TO BE APPRECIATED!** Standing on a larger than average plot, the property offers a large rear garden with substantial garden room. A conversion of the garage offers a utility room, and a fourth bedroom/playroom. Call the sole selling agent to arrange your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door and sidescreen, stripped floorboards, panelled radiator, built-in understair storage cupboard, recessed low voltage spotlights, staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, vanity wash hand basin.

LIVING ROOM: 20' 10" x 12' 0" (6.35m x 3.65m)

Double glazed window to the front with fitted vertical blind, double glazed door and side window overlooking the rear garden (again with a fitted vertical blind), stone built fireplace with side display plinths, two double panelled radiators, television point, stripped floorboards, door to:

KITCHEN: 12' 10" x 12' 6" (3.91m x 3.81m)

This incorporates a single story extension to the rear. Double glazed window with vertical blinds overlooking the rear garden, range of white fronted base units with wood effect worktop surfaces, inset single drainer sink unit, integrated dishwasher, "Flavell" 8 burner gas cooker range with canopy style cooker hood over, tiled splashbacks, low voltage ceiling spotlights, stripped floorboard, half glazed door to the side hallway.

BEDROOM THREE: 10' 1" x 6' 8" (3.07m x 2.03m)

Double glazed window to the side with fitted Venetian blind, panelled radiator.

SIDE HALLWAY:

Opaque double glazed door to the front and double glazed door giving access to the rear garden, half glazed door to:

UTILITY ROOM: 9' 9" x 7' 5" (2.97m x 2.26m)

Part of the garage conversion, having a double glazed window to the front with fitted Venetian blind, fitted base cupboards, space and plumbing for washing machine, fluorescent striplight, door to:

BEDROOM FOUR/PLAYROOM: 14' 3" x 7' 10" (4.34m x 2.39m)

This occupies the remainder of the garage conversion, double glazed window to the rear, electric panel heater, fitted spotlight rail, wardrobe area.

FIRST FLOOR LANDING:

Opaque double glazed window to the rear with fitted Venetian blind, built-in cupboard housing a "Vokera" gas fired combination boiler supplying central heating and domestic hot water, recessed low voltage ceiling spotlights, first floor accommodation.

BEDROOM ONE: 14' 2" x 12' 2" maximum (4.31m x 3.71m)

Double glazed window to the rear with fitted Venetian blind, radiator with decorative cover, television point, built-in wardrobe.

BEDROOM TWO: 11' 2" x 9' 7" (3.40m x 2.92m)

Double glazed window to the front with fitted Venetian blind, built-in wardrobe, single panelled radiator, access to loft space.

BATHROOM:

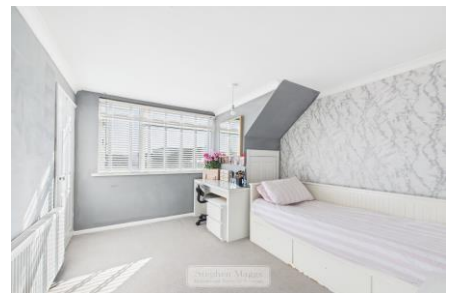
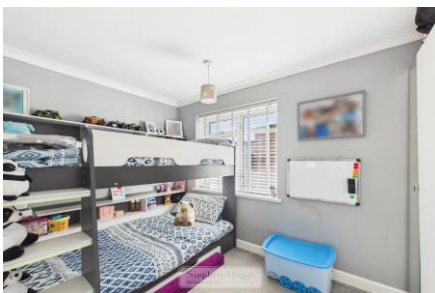
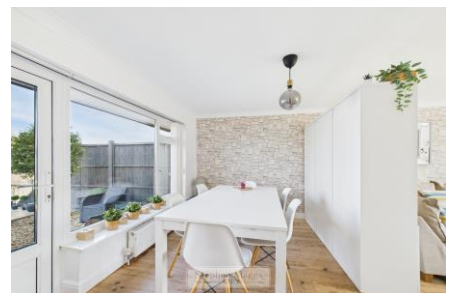
Opaque double glazed window to the rear with fitted Venetian blind. Refitted with a white suite comprising a panelled bath with mixer tap shower with glass shower screen, vanity wash hand basin, close, coupled W.C, tiled walls, glass fronted medicine cupboard, designer radiator.

FRONT GARDEN:

At the front is an open plan garden being laid to lawn, with gravelled driveway providing off road parking for two/three vehicles.

REAR GARDEN:

At the rear is a good size garden being enclosed with lapwood fencing, having a gravelled sitting area immediately adjacent to the house with water point and flood light, beyond which is a garden laid primarily to lawn with a corner raised area of decking, and a substantial garden room having double glazed windows and doors.





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)

42 Maplestone Road
BRISTOL
BS14 0HH

Energy rating

D

Valid until:

6 October 2034

Certificate
number:

0302-1034-7002-0100-0892

Property type

Semi-detached house

Total floor area

108 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

