

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

7 Alverstoke Whitchurch Bristol BS14 0AE

A VERY NICELY PRESENTED, and MUCH EXTENDED three bedroom semi detached home offering FLEXIBLE LIVING ACCOMMODATION and a A SOUTH FACING REAR GARDEN.



REF: ASW5535

Asking Price £325,000

Extended three bedroom family home * Refitted kitchen/dining room * 2nd reception/ground floor 4th bedroom * Office/study * Gas central heating & double glazing * Garage & 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 three bedroom semi detached fronts a tree lined green and offers extended ground floor accommodation that could suit a variety of needs. The property, which offers both gas central heating and double glazing, has a lounge, a refitted kitchen/dining room, office/study and a second reception room/occasional fourth bedroom on the ground floor. Only by viewing internally can this property be fully appreciated.

HALLWAY:

The hallway incorporates a good size porch built to the front with a Upvc double glazed entrance door, double glazed window to the side with fitted vertical blind, single panelled radiator with thermostatic control, telephone point, staircase rising to first floor, door to:

LIVING ROOM: 13' 5" x 12' 10" (4.09m x 3.91m)

Double glazed window to the front overlooking the pedestrian walk way and a tree lined green that is adjacent, gas coal effect fire set to a decorative fireplace, upright designer radiator, television point, understairs storage cupboard, square opening through to:

KITCHEN/DINING ROOM: 16' 10" x 10' 9" (5.13m x 3.27m)

Double glazed window to the side. The kitchen has been refitted with a range of grey fronted wall and base units with contrasting worktop surfaces, inset 1.5 bowl stainless steel single drainer sink unit, plumbing for automatic washing machine, electric cooker point with chimney style cooker hood over, space for upright fridge/freezer, tiled surrounds, fitted spotlight cluster, laminated flooring, doors to the office/study and second sitting room/fourth bedroom, glazed door to:

REAR PORCH:

Opaque double glazed doors giving access onto the rear garden, continuation of laminated flooring from the kitchen.

SECOND SITTING ROOM/ FOURTH BEDROOM: 10' 11" x 7' 6" (3.32m x 2.28m)

This rooms feels much larger than the measurements suggests, as there is a large walk-in area which is not included in the above measurements, double glazed window to the rear with fitted vertical blind, television point.

OFFICE/STUDY: 9' 1" x 7' 9" (2.77m x 2.36m)

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

FIRST FLOOR LANDING:

Double glazed window to the side, attractive wooden and chrome balustrade, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 12' 10" x 9' 4" (3.91m x 2.84m)

Double glazed window to the front, single panelled radiator, built-in wardrobe.

BEDROOM TWO: 9' 8" x 8' 10" (2.94m x 2.69m)

Double glazed window to the rear, built-in wardrobe with sliding door, cupboard housing a 'Worcester' gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM THREE: 10' 9" x 7' 10" (3.27m x 2.39m)

Double glazed window to the front, single panelled radiator, built-in over stair wardrobe.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising of a 'P' shaped bath with mixer tap and shower having waterfall head and flexible hose, glass shower screen, vanity wash hand basin, close coupled W.C, aqua boarding to walls, designer radiator.

FRONT GARDEN:

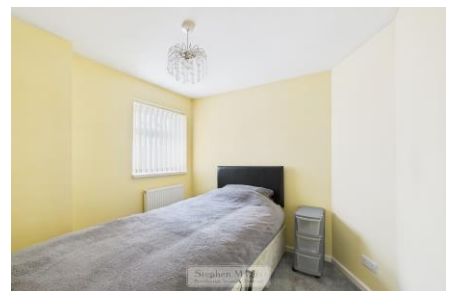
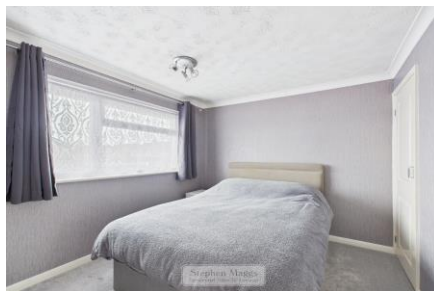
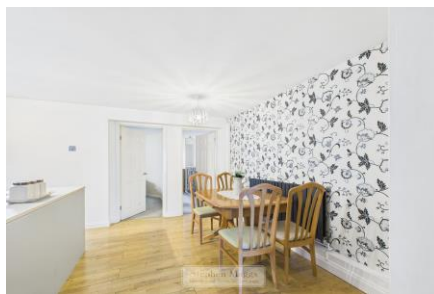
At the front is an open plan garden which directly adjoins the previously mentioned walkway, being laid to lawn with a small area of slate being laid adjacent to the house.

REAR GARDEN:

At the rear is a South facing garden enclosed by walling and fencing, having an area of patio immediately adjacent to the property with security floodlight, two areas of lawn and a rear pedestrian gate.

GARAGE:

There is a single garage detached at the rear, having a metal up and over door, power and light connected, also having an inspection pit. Beside the garage is an addition parking space for one car.





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 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)

7 Alverstoke
BRISTOL
BS14 0AE

Energy rating

C

Valid until:

23 March 2035

Certificate
number:

0275-0200-2405-5415-0204

Property type

Semi-detached house

Total floor area

98 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		