



*Valuations based on experience!*

**9 Moreton Close  
Whitchurch  
Bristol BS14 9QN**

**Fronting a pedestrian green, this 2/3 BEDROOM CHALET style semi detached is offered for sale WITHOUT THE COMPLICATION OF AN ONGOING CHAIN.**



REF: ASW5536

**Asking Price £325,000**

**A 2/3 bedroom chalet style semi \* Gas central heating & double glazing  
Garage & parking \* Good size enclosed rear garden  
Pedestrian only frontage \* Council tax band: C \* EPC Rating: E**

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](http://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:**

This two/three bedroom chalet, which is offered for sale without the complication of an ongoing chain, fronts a pedestrian green, and enjoys a private enclosed rear garden. Offering both gas central heating & double glazing, the property offers a garage with a utility room to the rear, and an additional parking space within the property boundary. Book your accompanied viewing without delay!

**ENTRANCE PORCH:**

Opaque entrance door and sidescreen, tiled floor, glazed door and sidescreen into:

**HALLWAY:**

Single panelled radiator, staircase rising to first floor, door to:

**LIVING ROOM: 19' 7" x 13' 10" (5.96m x 4.21m) 'L' shaped**

Doubled glazed windows to the front with fitted vertical blinds, two single panelled radiators, television point, coved ceiling.

**DINING ROOM/BEDROOM THREE: 10' 8" x 9' 4" (3.25m x 2.84m)**

Double glazed window to the rear with fitted vertical blind, single panelled radiator, telephone point, built-in understair storage cupboard, separate cupboard housing an Ideal Mexico gas fired boiler supplying central heating and domestic hot water, central heating thermostat.

**KITCHEN: 9' 9" x 7' 8" (2.97m x 2.34m)**

Double glazed window and door overlooking and giving access onto the rear garden, fitted with a comprehensive range of light 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, electric cooker point, under counter space for fridge and freezer.

**BATHROOM:**

Opaque double glazed window to the rear, presently fitted with a shower cubicle with a 'Triton' electric shower unit, wash hand basin, tiled walls, designer radiator.

**SEPARATE W.C:**

Opaque double glazed window to the side, fitted with a white close coupled W.C, half height tiling.

**FIRST FLOOR LANDING:**

Doors to two principal bedrooms.

**BEDROOM ONE: 14' 5" x 10' 9" (4.39m x 3.27m) to wardrobes**

Double glazed windows to the front with fitted vertical blind, single panelled radiator, four folding doors giving access to built-in wardrobes, which lead then via secondary doors to the eaves storage.

**BEDROOM TWO: 10' 10" x 10' 8" (3.30m x 3.25m)**

Double glazed window to the rear with fitted vertical blind, single panel radiator, built-in over stair storage cupboard, door to good size storage cupboard to the eaves and a hot water cylinder with fitted immersion, access to loft space.

**FRONT GARDEN:**

At the front is a garden enclosed with privet hedging, laid to coloured stones with inset and side flower borders, wooden gate giving access to the rear.

**REAR GARDEN:**

At the rear is a garden enclosed of a combination of walling and walling with inset fence panels, laid to a combination of paving and coloured stones with surrounding flower beds, rear vehicle and pedestrian access. Set within the boundary of the rear garden is a concrete hardstanding for one vehicle which leads to the garage.

**GARAGE:**

The garage has an electric metal up and over door.

**UTILITY ROOM:**

To the rear of the garage is a utility room, which has a window to the rear with fitted venetian blind. Power and light connected, base unit with stainless steel sink unit, plumbing for automatic washing machine and vented for a tumble dryer.





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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@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)

9 Moreton Close  
BRISTOL  
BS14 9QN

Energy rating

E

Valid until:

30 March 2035

Certificate  
number:

0774-0200-4505-6916-0004

Property type

Semi-detached house

Total floor area

94 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 E. 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		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		