

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**60 Longway Avenue
Whitchurch
Bristol BS14 0DL**

ONE OWNER FROM NEW. This 1960's three double bedroom semi detached requires a program of updating, and is AVAILABLE WITH NO ONGOING CHAIN



REF: ASW5529

Guide Price £300,000

**Three Double Bedroom Semi * Connecting Reception Rooms * Original Kitchen
Gas Central Heating & Double Glazing * West Facing Rear Garden
No Ongoing Chain * 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

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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:

Enhanced by a good size West facing rear garden, this 1960's built three bedroom semi detached has been in the same ownership since new, and is ready for the next chapter. The accommodation is spacious, centrally heated and double glazed. There is an integral garage with additional parking for two cars. Act quick to avoid disappointment!

HALLWAY:

Opaque double glazed entrance door, single panelled radiator, good size understair storage cupboard, staircase rising to first floor.

LIVING ROOM: 13' 1" x 11' 10" (3.98m x 3.60m)

Double glazed window to the rear, stone fireplace housing a gas fire having a back boiler supplying central heating and domestic hot water, panelled radiator, television point, glazed sliding doors to:

DINING ROOM: 9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed door giving access onto the rear garden, double glazed window to the rear, single panelled radiator, serving hatch from kitchen.

KITCHEN: 12' 6" x 6' 11" (3.81m x 2.11m)

Double glazed window to the front, opaque double glazed door giving access to the side. The kitchen has the original 1960's fitted base units, stainless steel single drainer sink, glass fronted wall units, space and plumbing for automatic washing machine, electric cooker points.

FIRST FLOOR LANDING:

Access to loft space, cupboard housing a lagged hot water cylinder with fitted immersion heater, doors to all first floor accommodation.

BEDROOM ONE: 13' 0" x 10' 7" (3.96m x 3.22m)

Double glazed window to the rear, single panelled radiator.

BEDROOM TWO: 11' 10" x 11' 2" (3.60m x 3.40m)

Double glazed window to the front, single panelled radiator.

BEDROOM THREE: 10' 8" x 8' 2" (3.25m x 2.49m)

Double glazed window to the rear, single panelled radiator.

BATHROOM: 8' 4" x 6' 11" (2.54m x 2.11m)

A larger than average bathroom having an opaque double glazed window to the front with fitted vertical blind. The bathroom has been refitted to have a good sized corner shower cubicle with mixer shower, vanity units with a semi recessed wash hand basin, close coupled W.C, tiled splashbacks, designer radiator.

FRONT GARDEN:

The front garden has a small area of open plan lawn, beside which is a concrete hardstanding providing off road parking for two cars leading to the garage, pathway which leads to the side of the property where there is a water point, and a gate giving access to the rear garden.

GARAGE:

There is an integral garage having a metal up and over door, housing the electric and gas meters.

REAR GARDEN:

At the rear is a good sized garden enjoying a Sunny Westerly aspect, being enclosed with a combination of hedging and fencing. There is an area laid to lawn, with a side area being laid to slate.





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)

60 Longway Avenue
BRISTOL
BS14 0DL

Energy rating

E

Valid until:

5 March 2035

Certificate
number:

2020-0076-0152-6006-0503

Property type

Semi-detached house

Total floor area

85 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)

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