

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

21 Moreton Close Whitchurch Bristol BS14 9QN

A GREAT PROJECT! This chalet style semi detached is situated on a large corner plot and REQUIRES UPDATING, but already has the dormer extension ready to offer four bedrooms.



REF: ASW5538

Guide Price £300,000

Potential to offer 4 bedrooms * Large corner plot * Requires updating/renovation * Double glazing * Garage & parking * No onward chain * Council tax band: D * EPC Rating: F

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:

This will be a great project for someone! Originally built as a 2/3 bedroom, this chalet style semi detached stands on a large corner plot garden, and requires a program of updating/renovation. The roof has been extended with a sloped dormer, providing the basis to offer two further bedrooms and a first floor bathroom. The discerning purchaser will see the true potential on offer here. Call to book your accompanied viewing appointment.

ENTRANCE PORCH:

Double glazed entrance doors, further door and sidescreen to:

HALLWAY:

Electric plug in radiator, fluorescent striplight, staircase rising to first floor, doors to all ground floor accommodation.

LIVING ROOM: 19' 8" x 13' 8" maximum (5.99m x 4.16m)

An 'L' shaped room, two double glazed windows to the front.

DINING ROOM/BEDROOM THREE: 10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed window to the rear, built in understair storage cupboard, cupboard housing the original oil fired boiler (non-functioning).

KITCHEN: 9' 8" x 7' 8" (2.94m x 2.34m)

Double glazed window and door overlooking and giving access onto the rear garden, range of fitted wall and base units, but the kitchen is in need of a general refitment.

BATHROOM:

Opaque double glazed window to the side. At present fitted as a wet room with an electric shower, pedestal wash hand basin, close coupled W.C, tiled walls.

FIRST FLOOR LANDING:

Doors to bedrooms one and two.

BEDROOM ONE: 14' 6" x 10' 10" (4.42m x 3.30m)

Double glazed window to the front, door to eaves storage and low doorway to:

POTENTIAL BEDROOM THREE: 14' 0" x 8' 5" (4.26m x 2.56m)

Double glazed window to the side, cupboard housing lagged hot water cylinder with fitted immersion heater.

BEDROOM TWO: 11' 0" x 10' 11" (3.35m x 3.32m)

Double glazed window to the rear with fitted venetian blind, door to eaves storage cupboard, low height door to:

POTENTIAL BEDROOM FOUR: 10' 1" x 8' 5" (3.07m x 2.56m)

Double glazed window to the side, second door giving access to the airing cupboard.

GARDENS:

The property stands on a substantial corner plot garden, which at the front and the side is enclosed with a combination of privet hedging and shrubbery, various trees and shrubs, gate giving access to the side then on to the rear garden, which is a very good size enclosed with walling, again having numerous trees and shrubs, several areas of lawn, pathway that gives access to a concrete hardstanding.

GARAGE:

There is a single garage detached at the rear with an electric up and over door, with additional parking for one car to the front, and a personal door to the garden.

N.B:

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





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 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)

21 Moreton Close
BRISTOL
BS14 9QN

Energy rating

F

Valid until:

10 April 2035

Certificate
number:

0942-0200-4005-6912-0700

Property type

Semi-detached house

Total floor area

101 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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