



*Valuations based on experience!*

**9 Ellesmere Road  
Brislington  
Bristol BS4 5DY**

**Situated in a quiet cul-de-sac off West Town Lane, this EXTENDED four bedroom semi detached family home is offered for sale WITH NO ONWARD CHAIN**



REF: ASW5539

**Guide Price £500,000**

**Extended four bedroom semi detached \* Connecting reception rooms \* Good size kitchen with breakfast room off \* Bathroom & Ground floor shower room \* Gas central heating & double glazing \* Off-street parking for 2 cars \* No onward chain \* 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

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**SITUATION:**

**BRISLINGTON** is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

**DESCRIPTION:**

No onward chain with this extended four bedroom semi detached, situated in a quiet cul-de-sac off West Town Lane. Enjoying both gas central heating and double glazing, the property offers a good size kitchen with a breakfast room directly off of it. In addition to the first floor bathroom, there is a ground floor shower room which occupies part of the original garage. An internal viewing to appreciate all that is available is strongly advised.

**HALLWAY:**

Opaque double glazed entrance door and sidescreen, engineered Oak flooring, double panelled radiator, wall mounted central heating thermostat, understair storage cupboard, staircase rising to first floor.

**LIVING ROOM: 13' 1" into bay x 12' 5" (3.98m x 3.78m)**

Double glazed bay window to the front with fitted Venetian blind, electric focal point fire, television point, engineered Oak flooring, archway to:

**DINING ROOM: 11' 4" x 10' 11" (3.45m x 3.32m)**

Double glazed patio door overlooking and giving access onto the rear garden, continuation of engineered Oak flooring from the living room, double panelled radiator.

**KITCHEN: 16' 7" x 7' 7" (5.05m x 2.31m)**

Double glazed window to the rear, range of light Oak fronted wall units with cornice and light pelmets with worksurface lighting, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in double oven, four ring glass hob with cooker hood over, dishwasher, two built-in fridges, tiled floor, recessed low level ceiling spotlights, square opening to:

**BREAKFAST ROOM: 9' 8" x 9' 2" (2.94m x 2.79m)**

Double glazed window to the rear, double glazed French doors overlooking and giving access onto the rear garden, double panelled radiator, continuation of the tiled floor from the kitchen.

**UTILITY ROOM:**

This occupies part of the rear of the original garage, has space and plumbing for automatic washing machine, space to the side for a condensing tumble dryer, fitted worktop, fitted base units, tiled flooring panelled radiator, recessed low voltage spotlights, door to:

**SHOWER ROOM:**

Opaque double glazed window to the side, fitted with a tiled shower cubicle with a mixer shower, vanity wash hand basin, close coupled W.C, designer radiator.

**FIRST FLOOR LANDING:**

Access to loft space with retractable ladder, doors to first floor accommodation.

**BEDROOM ONE: 13' 9" into bay x 10' 5" to wardrobes (4.19m x 3.17m)**

Double glazed bay window to the front, range of fitted bedroom furniture comprising of wardrobes and drawers, double panelled radiator.

**BEDROOM TWO: 11' 5" x 10' 4" (3.48m x 3.15m)**

Double glazed window to the front, double panelled radiator.

**BEDROOM THREE: 8' 3" x 8' 0" (2.51m x 2.44m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM FOUR: 14' 8" x 8' 4" (4.47m x 2.54m)**

This occupies the first floor of the side extension, having double glazed windows to the front and the rear, double panelled radiator.

**BATHROOM:**

Opaque double glazed window to the side, fitted with a white suite comprising of panelled bath with mixer shower and glass shower screen, vanity wash hand basin, close coupled W.C tiled walls and floor, electric extractor fan, designer radiator.

**FRONT GARDEN:**

At the front is a garden laid to lawn with side flower bed, beside which is a Tarmac driveway providing off road parking for two cars leading to the former garage, metal gate which gives access via the side of the property to the rear garden.

**REAR GARDEN:**

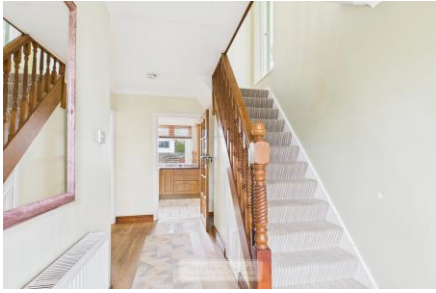
At the rear is a garden that is enclosed with fencing, having an area of decking immediately adjacent to the house with then a garden of lawn with raised flower borders, Apple tree and a PVC storage shed.

**FORMER GARAGE:**

As previously mentioned, the rear section has been converted to provide a utility room & shower room. The front section remains as a useful storage area, and houses a gas fired boiler which supplies the central heating and hot water.

**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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Approximate total area<sup>(1)</sup>

1203.41 ft<sup>2</sup>

111.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### 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, Ellesmere Road  
BRISTOL  
BS4 5DY

Energy rating

**D**

Valid until:

**20 October 2025**

Certificate  
number:

**8605-7920-3889-0939-7926**

Property type

Semi-detached house

Total floor area

115 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		