

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

16 Quickthorn Close Whitchurch Bristol BS14 0RQ

A SPACIOUS three bedroom terrace, offered for sale WITH NO ONGOING CHAIN. An early viewing is advised.



REF: ASW5543

£235,000

Three bedroom terrace * Gas central heating & double glazing * West facing rear garden * Garage in block * No ongoing chain * Council tax band: B * EPC Rating: D

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:

Offered for sale without the complication of an ongoing chain, this spacious three bedroom terraced house must be viewed to be appreciated. Offering both gas central heating and double glazing, the property enjoys a sunny West facing rear garden, and has a garage in a block nearby. Call the sole selling agent to arrange your accompanied viewing appointment.

ENTRANCE HALL:

Opaque double glazed entrance door, built in storage cupboard housing the electric meter, laminated timber flooring, single panelled radiator, central heating thermostat, door to:

CLOAKROOM:

Fitted with a white close coupled W.C, vanity wash hand basin, tiled floors, electric extractor fan.

LIVING ROOM: 15' 6" x 13' 0" (4.72m x 3.96m)

Double glazed door and window overlooking and giving access onto the rear garden, laminated timber flooring, double panelled radiator, television point, staircase rising to first floor.

KITCHEN/BREAKFAST ROOM: 12' 11" x 8' 7" (3.93m x 2.61m)

Double glazed window to the rear with fitted roller blind, double glazed door giving access onto the rear garden, range of Beech effect wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built in single electric oven, four ring glass hob with cooker extractor over, space and plumbing for automatic washing machine, single panelled radiator, built in storage cupboard, wall mounted Vaillant gas fired boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING:

Single panelled radiator, built in shelved storage cupboard, access to loft space, doors to all first floor accommodation.

BEDROOM ONE: 15' 6" including depth of wardrobes x 9' 1" (4.72m x 2.77m)

Double glazed window to the rear with fitted vertical blind, range of fitted bedroom furniture, comprising wardrobes, drawer units and dressing table, television point, telephone point.

BEDROOM TWO: 10' 5" x 9' 1" (3.17m x 2.77m)

Double glazed window to the rear with fitted vertical blind, built in wardrobe.

BEDROOM THREE: 6' 10" plus door recess x 6' 3" (2.08m x 1.90m)

Double glazed window to the rear with fitted vertical blind.

BATHROOM:

At present arranged as a wet room having opaque double glazed window to the front, vanity wash hand basin, close coupled W.C, electric shower, electric radiator.

REAR GARDEN:

At the rear is a good size garden enjoying a Westerly aspect with a rear pedestrian gate, laid to block paving immediately to the rear of the property with shrub bed beyond which is a garden of lawn with further shrubs and a block built storage shed.

GARAGE:

There is a single garage situated in a nearby block.





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)

16 Quickthorn Close
BRISTOL
BS14 0RQ

Energy rating

D

Valid until:

10 April 2035

Certificate
number:

2050-2614-7050-5009-9095

Property type

Mid-terrace house

Total floor area

76 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+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		