

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**30 Maplestone Road
Whitchurch
Bristol BS14 0HH**

A good size TWO BEDROOM bungalow, situated on the sought after 'BRIDGE FARM ESTATE', requiring a program of updating, and offered WITH NO ONGOING CHAIN.



REF: ASW5549

Offers in Excess of £300,000

**Good size two bedroom bungalow * Located on Bridge Farm
Gas central heating & double glazing * Requires updating
West facing rear garden * Garage & parking * No ongoing 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

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:

Situated on the sought after 'Bridge Farm Estate', this good size two bedroom semi detached is priced to reflect the need for updating, and is offered for sale without chain complications. Sure to generate lots of interest, so book your accompanied viewing without delay!

ENTRANCE PORCH:

Upvc double glazed entrance door, frosted window to the side, door to:

SIDE WALKWAY:

This walkway gives covered access to the personal door into the garage, and has a door to the rear garden.

HALLWAY:

Single panelled radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, separate cupboard housing the electric meter, access to loft space, doors to all accommodation.

LIVING ROOM: 16' 5" x 11' 10" (5.00m x 3.60m)

Double glazed window to the front, 'John Bains' stone built fireplace with gas living flame fire, double panelled radiator, television point.

KITCHEN: 10' 1" x 7' 10" (3.07m x 2.39m)

Double glazed window to the front, the kitchen is in need of refitment, presently fitted with a range of light oak effect wall and base units, tiled walls.

BEDROOM ONE: 14' 2" x 12' 0" (4.31m x 3.65m)

Double glazed window to the rear, range of fitted bedroom furniture comprising of wardrobes, drawers and overhead storage cupboards, single panelled radiator.

BEDROOM TWO: 10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed patio door overlooking and giving access onto the rear garden, single panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a shower cubicle with a Triton T80 electric shower, vanity wash hand basin, close coupled W.C, tiled walls, single panelled radiator.

FRONT GARDEN:

At the front is a garden that is laid to coloured stones with surrounding flowerbed, block built driveway providing off road parking for two cars leading to the garage.

GARAGE:

There is a single garage situated to the side, having a metal up and over door, power and light connected, and a side personal door giving access to the side walkway.

REAR GARDEN:

At the rear is a garden enjoying a sunny Westerly aspect, having an area of patio immediately to the rear with a Pergola over and fishpond to the side beyond, which is a garden with lawn and mature shrubbery. The whole garden is in need of landscaping.

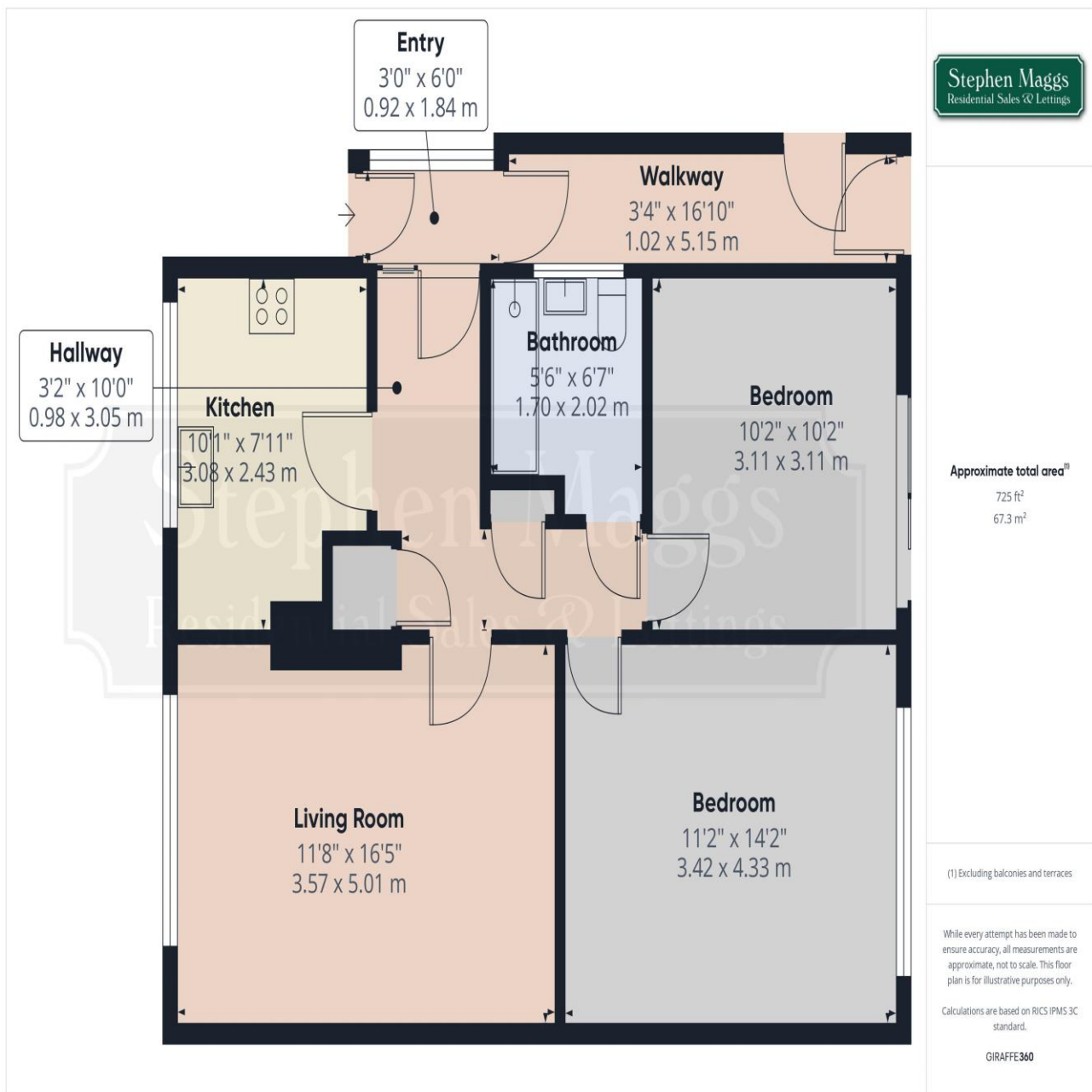




If you are interested in putting an offer in on this property, I will need the following information from you first.

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)

30 Maplestone Road
BRISTOL
BS14 0HH

Energy rating

D

Valid until: **26 May 2035**

Certificate number: **2070-7715-0050-4005-3021**

Property type

Semi-detached bungalow

Total floor area

64 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 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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		