

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**6 Pinnell Grove
Emersons Green
Bristol BS16 7BJ**

COMPLETELY REDECORATED WITH NEW FLOORING THROUGHOUT, this extended three bedroom end terrace is situated WITHIN A TWO MINUTE WALK of the many facilities offered at Emersons Green.



REF: ASW5551

Offers in Excess of £350,000

Extended three bedroom home * Kitchen/dining room * South facing rear garden * Garage & parking * Gas central heating & double glazing * No onward chain * Council tax band: D * EPC Rating: C

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:

Emersons Green is situated in East Bristol, with the A4174 ring road close at hand to access the motorway network and M32 into Bristol. With its own shopping centre, hospital and science park, Emersons Green is full of amenities, and rightly justified as one of Bristol's most convenient places to live.

DESCRIPTION:

This extended three bedroom end of terrace has been the subject of complete redecoration, with all floor coverings renewed. Situated within a 'stones throw' of the Centre of Emersons Green and its many facilities, the property offers double glazing and gas central heating via an 'A' rated combination boiler. As there is not an ongoing chain we anticipate a high level of interest, so call to book your accompanied viewing without delay!

HALLWAY:

Opaque double glazed entrance door, single panelled radiator, central heating thermostat, staircase rising to first floor, door to:

LIVING ROOM: 13' 10" x 10' 4" plus recess (4.21m x 3.15m)

Double glazed window to the front, double panelled radiator, cable and satellite T.V points (subject to subscription charges), double panelled radiator, glazed door to:

KITCHEN/DINING ROOM: 13' 6" x 9' 1" (4.11m x 2.77m)

Double glazed window to the rear, double glazed patio door overlooking and giving access onto the rear garden. The kitchen area is fitted with a range of light oak effect wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine and narrow gauge dishwasher, built in single oven, four ring glass hob with cooker extractor hood over, tiled splashbacks, central heating timer control unit, single panelled radiator.

FIRST FLOOR LANDING:

Access to loft space, doors to first floor accommodation.

BEDROOM ONE: 12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window to the front, single panelled radiator, built in over stair storage cupboard, T.V point, archway to:

EN-SUITE:

Shower cubicle with mixer shower, pedestal wash hand basin, tiled surround, electric extractor fan, fluorescent light with built in shaver point.

BEDROOM TWO: 15' 11" x 8' 2" (4.85m x 2.49m)

Double glazed window to the front and rear, two double panelled radiators, access to second loft space, T.V point.

BEDROOM THREE: 10' 8" x 7' 1" (3.25m x 2.16m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with fitted glass shower screen, mixer shower, pedestal wash hand basin, close coupled W.C, tiled surrounds and floor, single panelled radiator, electric shaver point.

FRONT GARDEN:

At the front is a small area laid to coloured stones with outside light and a bin storage cupboard, tarmac driveway for one car leading to:

GARAGE:

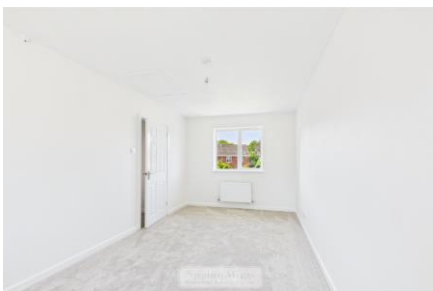
There is an integral single garage housing a gas fired combination boiler supplying central heating and domestic hot water, roll over door, power and light connected, rear personal door.

REAR GARDEN:

At the rear is a good size garden enclosed with lapwood fencing, having a small area laid to paving immediately to the rear with the remainder laid principally to lawn with some rear shrubbery and outside water point.

N.B:

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





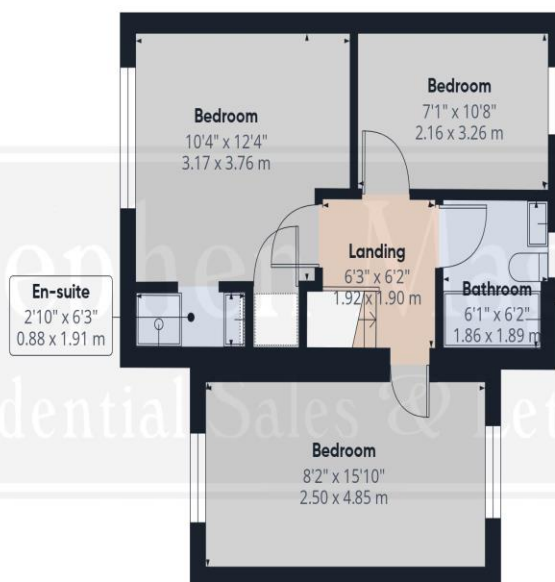
If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



Floor 0



Floor 1

Approximate total area^m

717 ft²

66.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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)

6 Pinnell Grove
Emersons Green
BRISTOL
BS16 7BJ

Energy rating

C

Valid until:

18 March 2035

Certificate
number:

2040-9657-7050-0007-1095

Property type

Semi-detached house

Total floor area

72 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 C. 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		