



Valuations based on experience!

**3 Kinsale Road
Whitchurch
Bristol BS14 9HA**

Situated on a popular road, this larger style TRADITIONAL 1930'S three bedroom semi detached family home REQUIRES UPDATING, offers a good size rear garden, and MUST BE VIEWED for the true potential to be realised.



REF: ASW5557

Guide Price £400,000

**Traditional three bedroom home * Separate reception rooms * Kitchen * Gas central heating & double glazing * No ongoing chain * Requires updating *
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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This larger style 1930's three bedroom semi detached is situated in a favoured road, close to Wells Road. Enhanced by a good size rear garden, the property offers gas central heating (combi boiler), is mainly double glazed, and is priced to reflect the need for updating.

ENTRANCE PORCH:

Glazed entrance doors, stained glass leaded door and sidescreens to:

HALLWAY:

Single panelled radiator, picture rail, understair storage cupboard, staircase rising to first floor.

LIVING ROOM: 14' 0" into bay x 13' 6" (4.26m x 4.11m)

Double glazed bay window to the front with stained glass transits, picture rail, single panelled radiator, television point.

DINING ROOM: 12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed French doors with side and over panels overlooking and giving access onto the rear garden, fitted gas fire, single panelled radiator, picture rail.

KITCHEN: 12' 5" x 8' 0" (3.78m x 2.44m)

Double glazed windows to the side. The kitchen is in need of general refitment, at present has some fitted wall and base units, original dresser style unit, gas cooker point, tiled splashbacks, Worcester gas fired boiler supplying central heating and domestic hot water, built in cupboard, double glazed door giving access to the rear garden.

FIRST FLOOR LANDING:

Stained glass double glazed window to the side, picture rail, doors to first floor accommodation.

BEDROOM ONE: 14' 0" into bay x 11' 10" (4.26m x 3.60m)

Double glazed bay window to the front with stained glass transits, double panelled radiator, picture rail.

BEDROOM TWO: 12' 3" x 11' 8" (3.73m x 3.55m)

Double glazed window to the rear, single panelled radiator, picture rail.

BEDROOM THREE: 8' 7" x 8' 0" (2.61m x 2.44m)

Double glazed window to the front with stained glass transits, single panelled radiator, picture rail.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of panelled bath with mixer shower over, vanity wash hand basin, close coupled W.C, tiled surrounds, double panelled radiator.

FRONT GARDEN:

The front garden is enclosed with a low boundary wall, laid to lawn with privet hedging and shrubbery, block paviour driveway providing off road parking for one car leading to the garage, to the side of the garage is a pathway that gives access to the rear garden.

GARAGE:

Single garage attached at the side, having a metal up and over door, power and light connected and a rear personal door.

REAR GARDEN:

At the rear is a large garden having first area laid to lawn with mature shrubbery and trees, with a second area of equal size with further lawn and trees but in need of clearing, the whole measuring approximately 80ft in length.





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)

3 Kinsale Road
BRISTOL
BS14 9HA

Energy rating

C

Valid until:

10 June 2035

Certificate
number:

2040-1116-9050-1005-9091

Property type

Semi-detached house

Total floor area

96 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)

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