



Valuations based on experience!

**19 Heathfield Crescent
Whitchurch
Bristol BS14 9RG**

Offered for sale with NO ONGOING CHAIN, this three bedroom semi detached is situated in a SOUGHT AFTER LOCATION, and must be viewed to be appreciated.



REF: ASW5564

Asking Price £325,000

Three bedroom semi detached * Modern kitchen & bathroom * Gas central heating & double glazing * Garage & parking * No ongoing chain * Council tax band: C * 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, 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 in a popular location, this 'Cotswold' style three bedroom semi detached is offered for sale WITH NO ONGOING CHAIN. Enjoying both gas central heating and double glazing, the house benefits from a modern kitchen and bathroom, a garage with additional parking, and an attractive enclosed rear garden. Call the sole selling agent without delay to book your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door and sidescreen, double panelled radiator, central heating thermostat, staircase rising to first floor.

LIVING ROOM: 15' 11" x 10' 11" (4.85m x 3.32m)

Double glazed window to the front with fitted vertical blind, wall mounted electric focal point fire, double panelled radiator, television point, wiring for wall lights.

KITCHEN: 10' 10" plus recess x 9' 10" (3.30m x 2.99m)

Double glazed door and window overlooking and giving access onto the rear garden. The kitchen is fitted with a range of grey fronted base units with timber effect worktop surfaces, tall wall unit and upright oven housing, built in single drainer sink unit with mixer tap, space and plumbing for automatic washing machine, integrated refrigerator, four burner gas hob with cooker hood over, tiled splashback, recess low voltage spotlights, double panelled radiator, under stair storage cupboard housing the gas and electric meters.

GROUND FLOOR BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a good size shower cubicle with mixer shower, vanity cupboard with semi recessed wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator, electric fan heater.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, doors to all bedrooms.

BEDROOM ONE: 16' 0" x 11' 0" (4.87m x 3.35m)

Double glazed window to the front with fitted vertical blind, range of fitted wardrobes with matching dressing table and bedside cabinets, double panelled radiator, curtain concealing:

EN-SUITE W.C

Close coupled W.C, corner wash hand basin,

BEDROOM TWO: 10' 10" x 7' 4" (3.30m x 2.23m)

Double glazed window to the rear with fitted roller blind, range of fitted furniture comprising of wardrobes and drawer units, single panelled radiator, built-in over stair storage cupboard housing a 'Worcester' gas fired combination boiler supplying gas central heating and domestic hot water.

BEDROOM THREE: 8' 1" x 7' 10" (2.46m x 2.39m)

Double glazed window to the rear, fitted wardrobe, single panelled radiator.

FRONT GARDEN:

At the front is an open plan garden, being laid to coloured stones with central flower bed, beside which is a concrete driveway providing off road parking for several cars and leading to the garage.

GARAGE:

There is a single garage being detached at the rear, having an up and over door, power and light connected and side personal door.

REAR GARDEN:

At the rear is a garden enclosed with lapwood fencing, having two areas of patio, with a central lawn having an attractive flower and shrub border, and a timber garden shed.





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)

19 Heathfield Crescent
BRISTOL
BS14 9RG

Energy rating

C

Valid until:

24 June 2035

Certificate
number:

0264-0200-5005-6511-0604

Property type

Semi-detached house

Total floor area

75 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		