

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**16 Petherton Road  
Hengrove  
Bristol BS14 9BP**

**A traditional three bedroom semi detached, enhanced by a generous rear garden, and without the complication of an ongoing chain.**



REF: ASW5565

**Asking Price £340,000**

**Three Bedroom Semi \* Separate Reception Rooms \* Room For Extension (STPP)  
Gas Central Heating & Double Glazing \* Generous Rear Garden  
No Onward 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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**SITUATION:**

**HENGROVE** is situated in South Bristol adjoining Whitchurch, and is served by Public Transport to Bristol City Centre and local areas. The area is served by both Primary and Comprehensive Schools, local shops, a Health Centre and an Asda Superstore. 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 three bedroom semi detached offers family accommodation, with the potential for extension (STPP), as it boasts a generous garden at the rear. The front is laid to paving, so by a simple wall removal a good amount of off-street parking is available. The property enjoys gas central heating and double glazing, and comes without the complication of an ongoing chain. Call to arrange your accompanied viewing appointment.

**HALLWAY:**

Upvc double glazed entrance door, double glazed window to the side, dado rail, double panelled radiator, telephone point, cupboard housing the gas and electric meters, understair storage cupboard having a double glazed window to the side, staircase rising to first floor.

**LIVING ROOM: 14' 4" into bay x 13' 7" (4.37m x 4.14m)**

Double glazed bay window to the front with fitted vertical blinds, double panelled radiator, decorative fireplace housing an electric focal point fire, television point, ceiling light with in built fan.

**DINING ROOM: 12' 5" plus door recess x 11' 0" (3.78m x 3.35m)**

Double glazed French doors with fitted vertical blind overlooking and giving access onto the rear garden, original 1930's tiled fireplace with decorative timber surround, single panelled radiator, picture rail.

**KITCHEN: 7' 8" x 7' 0" (2.34m x 2.13m)**

Double glazed window to the side with fitted vertical blind. The kitchen is fitted with a range of white shaker style wall and base units with contrasting worktop surfaces, inset stainless steel single drainer sink unit with built in single oven with four burner gas hob, integrated fridge with separate freezer, tiled splashbacks, single panelled radiator, double glazed door to:

**LARGE REAR PORCH:**

Double glazed window to the side and opaque double glazed door overlooking and giving access onto the rear garden, built in storage cupboard and door to:

**CLOAKROOM:**

Fitted with W.C with concealed cistern, tiled walls, opaque double glazed window to the side.

**FIRST FLOOR LANDING:**

Double glazed window to the side, fitted dado rail, access to loft space, doors to first floor accommodation.

**BEDROOM ONE: 12' 5" x 10' 5" to wardrobes (3.78m x 3.17m)**

Double glazed window to the front with fitted vertical blind, single panelled radiator, range of fitted wardrobes with overhead storage cupboards (one of which houses a gas fired combination boiler supplying central heating and domestic hot water).

**BEDROOM TWO: 12' 6" x 11' 0" (3.81m x 3.35m)**

Double glazed window to the rear with fitted vertical blind, single panelled radiator.

**BEDROOM THREE: 9' 1" x 7' 0" (2.77m x 2.13m)**

Double glazed window to the front with fitted vertical blind, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear, at present fitted with a corner shower unit with mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls, single panelled radiator.

**FRONT GARDEN:**

The front garden is enclosed with rendered walling laid fully to block paving, the block paving continues to the side of the property providing off road parking for several vehicles, the front garden itself could be opened up fully to provide off road parking with easy access from Petherton Road.

**REAR GARDEN:**

Immediately to the rear is an area of patio, beyond which is a garden enclosed with a combination of hedging and fencing, being laid to areas of lawn with mature surrounding shrubbery, having a timber garden shed and also a summerhouse.

**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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@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 Petherton Road  
BRISTOL  
BS14 9BP

Energy rating

**D**

Valid until:

**26 May 2035**

Certificate  
number:

**0335-1725-9500-0803-0226**

Property type

Semi-detached house

Total floor area

90 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

