

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

147 Gilda Crescent Whitchurch Bristol BS14 9LA

A three bedroom terrace offered with NO ONGOING CHAIN, boasting a good size rear garden & parking



REF: ASW5595

Asking Price £275,000

Three bedroom terrace * Living room & separate dining room * kitchen * gas central heating & double glazing * Off-street parking * Good size rear garden * No ongoing chain * Council tax band: B * 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, 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:

Offered for sale without the complication of an ongoing chain, this three bedroom terrace is likely to appeal to first time buyers looking to put their own stamp on a property. Enjoying both gas central heating & double glazing, the property boasts a good size rear garden and off-street parking. Call to book your accompanied viewing appointment.

ENTRANCE PORCH:

Double glazed entrance doors and sidescreens, tiled flooring, glazed door to:

HALLWAY:

single panelled radiator, telephone point, understair storage cupboard, cupboard housing an electric meter and consumer box, staircase rising to first floor.

LIVING ROOM: 13' 3" x 10' 9" (4.04m x 3.27m)

Double glazed bay window to the front, wiring for wall lights, panelled radiator, television point.

DINING ROOM: 11' 11" x 10' 0" (3.63m x 3.05m)

Double glazed French doors overlooking and giving access onto the rear garden, panelled radiator.

KITCHEN: 12' 1" x 6' 5" (3.68m x 1.95m)

Double glazed window to the rear, double glazed door overlooking and giving access onto the rear garden. The kitchen has a range of wall and base units with worktop surfaces, stainless steel single drainer sink unit, gas cooker point, plumbing for automatic washing machine, fluorescent striplight.

FIRST FLOOR LANDING:

Access to loft space having retractable ladder and light, doors to first floor accommodation.

BEDROOM ONE: 10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window to the front, range of fitted wardrobes with overhead storage cupboards, panelled radiator.

BEDROOM TWO: 12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to the rear overlooking Hengrove school playing field, range of fitted wardrobes with overhead storage cupboards. Separate cupboard housing the Veissmann' gas fired combination boiler supplying central heating and domestic hot water, panelled radiator.

BEDROOM THREE: 8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to the rear, panelled radiator.

BATHROOM:

Opaque double glazed window to the front, fitted with a coloured suite comprising of a corner bath with a 'Triton' electric shower over, vanity wash hand basin over, close coupled W.C, tiled surrounds, panelled radiator.

FRONT GARDEN:

At the front is a garden laid to block paving providing off road parking, to the side of which is an area of paving with surrounding bed.

REAR GARDEN:

At the rear is a good size garden enclosed with a combination of walling and fencing, having an area of patio immediately to the rear, beyond which is a garden laid to two areas of imprinted concrete, with a side area of lawn and a garden shed.

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.



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)

147 Gilda Crescent
BRISTOL
BS14 9LA

Energy rating

D

Valid until:

23 July 2035

Certificate
number:

8405-7085-5002-0123-0602

Property type

Mid-terrace house

Total floor area

73 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	68 D	
39-54	E		
21-38	F		
1-20	G		