

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**49 Eastcote Park
Whitchurch
Bristol BS14 9PQ**

Offered for sale with NO ON GOING CHAIN is this THREE BEDROOM property.



REF: ASW5420

Guide Price £245,000

**No On Going Chain * Three Bedrooms * Lounge * Kitchen Dining Area
Cloakroom * Family Bathroom * Enclosed Rear Garden
Residents Parking Area * Council Tax Band - B * 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, Sports 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, Argos, Next and Boots. 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:

Deceptively Spacious three bedroom property that would now benefit from a schedule of modernisation allowing the new owners to place their own individual stamp on their new home. This mid terrace property benefits from having a spacious kitchen dining area, separate lounge, downstairs W.C, family bathroom, enclosed rear garden and residents parking area.

ENTRANCE:

Upvc double glazed patio doors into:

ENTRANCE PORCH:

With two Upvc double glazed windows, opaque glazed wooden door into:

HALLWAY:

With radiator, stairs rising to first floor, storage cupboard with consumer unit, further storage cupboard, doors off to accommodation.

CLOAKROOM:

Low level W.C, wall mounted wash hand basin with splashback, opaque Upvc double glazed window to front.

LOUNGE: 11' 9" x 11' 4" (3.58m x 3.45m)

Upvc double glazed window to front, radiator, ceiling coving, T.V point.

KITCHEN/DINER: 17' 3" x 14' 4" (5.25m x 4.37m) maximum measurements

Upvc double glazed French doors leading to rear garden, double glazed window to rear. The kitchen has been fitted with a range of wall and base units with roll top worksurface, stainless steel drainer with mixer tap, integrated electric oven and four ring hob, space and plumbing for automatic washing machine, radiator.

FIRST FLOOR LANDING:

With loft access, two storage cupboards, one housing a combination boiler, door off to further accommodation.

BATHROOM:

With corner bath, pedestal wash hand basin, low level W.C radiator, opaque double glazed window to rear.

BEDROOM ONE: 14' 8" x 8' 8" (4.47m x 2.64m)

Upvc double glazed window to the front, radiator.

BEDROOM TWO: 11' 5" x 8' 11" (3.48m x 2.72m)

Upvc double glazed window to rear, radiator, fitted wardrobe.

BEDROOM THREE: 9' 1" x 8' 9" (2.77m x 2.66m)

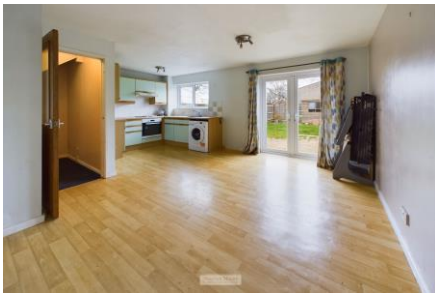
Upvc double glazed window to front, radiator, built-in wardrobe.

FRONT GARDEN:

Open plan garden laid to stone chippings with pathway leading to front door.

REAR GARDEN:

Rear garden is enclosed by wooden fence panelling, mainly laid to lawn with patio and decked area, gated rear access, garden shed.





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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 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)

49 Eastcote Park BRISTOL BS14 9PQ	Energy rating C	Valid until: 8 January 2034
		Certificate number: 7105-2074-6002-0109-0102

Property type: Mid-terrace house

Total floor area: 85 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property