

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

34 Clovelly Close St George Bristol BS5 7NU

CHAIN FREE, this three bedroom semi detached is situated in a FAVOURED CUL-DE-SAC, and is priced to allow for a buyer to 'PUT THEIR OWN STAMP' on it.



REF: ASW5470

Guide Price £300,000

**Three Bedroom Semi * Kitchen/Dining Room * Gas Central Heating
& Double Glazing * Garage & Parking * 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 email@stephenmaggs.co.uk

SITUATION:

St George is situated in East Bristol approximately 2 miles from the City centre. There is a regular bus service in and out of Bristol city centre. This property is situated on the St George/Hanham border, and there are many facilities and local amenities close at hand on Hanham High Street with many more at nearby Church Road. There are plenty of areas for recreation including Troopers Hill nature reserve and playground, Dundridge Park, Conham Vale with its river walks, and Magpie Bottom nature reserve.

DESCRIPTION:

A great opportunity has arrived to purchase a three bedroom semi detached, situated in a favoured cul-de-sac, and priced to allow for updating. No onward chain, and a high level of interest is anticipated, so call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Opaque double glazed sliding entrance door and sidescreen, Upvc door with part double glazed sidescreen into:

HALLWAY:

Single panelled radiator, understair storage cupboard with light, telephone point, staircase rising to first floor.

LIVING ROOM: 14' 2" x 10' 4" (4.31m x 3.15m)

Double glazed window to the front with fitted vertical blind, gas fire having a back boiler supplying central heating and domestic hot water, television point, single panelled radiator, concertina doors to:

DINING ROOM: 9' 1" x 7' 11" (2.77m x 2.41m)

Double glazed window to the rear with fitted vertical blind, fitted base units, double panelled radiator, large opening to:

KITCHEN: 9' 4" x 5' 10" (2.84m x 1.78m)

Opaque double glazed window to the side with built in electric extractor fan, double glazed door and window to the rear. the kitchen has fitted wall and base units with worktop surface, stainless steel single drainer sink unit, plumbing for washing machine, electric cooker point, larder style cupboard with window to the rear.

FIRST FLOOR LANDING:

Opaque double glazed window to the side, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to the front with fitted vertical blind, single panelled radiator, built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater.

BEDROOM TWO: 11' 6" x 10' 0" (3.50m x 3.05m)

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

BEDROOM THREE: 7' 11" x 6' 10" (2.41m x 2.08m)

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

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with full size shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls, panelled radiator.

FRONT GARDEN:

The front is a garden enclosed by low boundary wall, laid to paving, to the side which is a concrete driveway providing off road parking for several cars leading to the garage.

GARAGE:

Single garage having an up and over door.

REAR GARDEN:

Immediately to the rear is a covered patio area with then three steps up to a garden that is in need of cultivation.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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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.

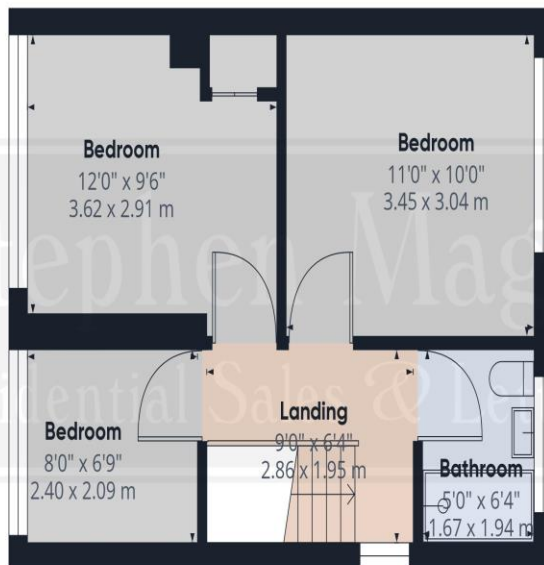


Floor 0

Approximate total area⁽¹⁾

757.46 ft²

70.37 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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)

34 Clovelly Close
BRISTOL
BS5 7NU

Energy rating

D

Valid until:

25 June 2034

Certificate
number:

0267-0200-1804-9609-0504

Property type

Semi-detached 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		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		