Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

23 Lime Road
Hanham
Bristol BS15 3AR

A much extended FOUR BEDROOM SEMI DETACHED, offering spacious living accommodation, enhanced by a long rear garden, parking for FOUR CARS, and offered for sale with the onward chain complete.



REF: ASW5684

Offers in Excess of £400,000

Four Bedroom Semi Detached * Three Reception Areas * Kitchen * Two Bathrooms (One En-Suite) * Gas Central Heating * Mainly Double Glazed * Long Rear Garden & Parking For 4 Cars * 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

APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

SITUATION:
Hanham is situated in East Bristol close to the eastern boundary of the City. It has many local shops and facilities, Primary Schools and Hanham Woods Academy Secondary School. Hanham is adjacent to Longwell Green which has a wide range of larger stores, a leisure centre, and affords easy access to the Ring Road.

DESCRIPTION:
Situated in a cul-de-sac, and offered for sale for the first time in many years, this much extended four bedroom semi detached offers very spacious accommodation that needs to be viewed to be appreciated. Offering a rear garden which measures approximately 100', and off-street parking for four cars at the front, together with two bathrooms, this property has something for almost everyone! Book your accompanied viewing appointment without delay.

ENTRANCE PORCH:
Double glazed sliding entrance door, tiled flooring, part glazed door and sidescreen to:

HALLWAY:
Laminated timber flooring, radiator with decorative cover, understair storage cupboard, central heating thermostat and timer, staircase rising to first floor.

LIVING ROOM: 14' 0'' x into bay 11' 4'' plus door recess (4.26m x 3.45m)
Double glazed bay window to the front, decorative fire surround, single panelled radiator, dado rail, wiring for wall lights, television points.

SITTING ROOM: 11' 5'' x 9' 5'' (3.48m x 2.87m)
This was the original dining room, double glazed windows to the front and side (each with fitted Venetian blind), single panelled radiator, television point.

DINING ROOM: 14' 4'' x 6' 9'' (4.37m x 2.06m)
Originally the kitchen. Window to rear, leaded double glazed door giving access onto the rear garden, radiator with decorative cover, continuation of laminated flooring from the hallway, built-in full height storage cupboard, archway to:

KITCHEN: 17' 3'' x 6' 10'' (5.25m x 2.08m)
This occupies a single storey rear extension. Double glazed windows to the rear and side, fitted with an extensive range of Beech effect wall and base units with contrasting roll edge work surfaces, inset stainless steel 1.5 bowl single dreamer sink unit, space and plumbing for automatic washing machine and dishwasher, built-in single oven, four burner gas hob with cooker hood over, tiled surrounds, television point.

FIRST FLOOR LANDING:
Leaded double glazed window to the rear, turnspindle staircase rising to the loft conversion, doors to all first floor accommodation.

BEDROOM TWO: 12' 7'' x 11' 5'' (3.83m x 3.48m)
This was the original main bedroom before the loft was converted, two double glazed windows to the front (each with fitted vertical blinds), single panelled radiator.

BEDROOM THREE: 11' 4'' x 9' 5'' (3.45m x 2.87m)
Double glazed windows to the front and side (each with fitted Venetian blind), double panelled radiator.

BEDROOM FOUR: 11' 2'' x 6' 9'' (3.40m x 2.06m)
Double glazed window to the rear with fitted Venetian blind, single panelled radiator, cupboard housing an Ideal gas fired combination boiler supplying central heating and domestic hot water.

BATHROOM:
Opaque double glazed window to the side, fitted with a white suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled W.C, single panelled radiator.

SECOND FLOOR LANDING:
Double glazed window to the rear with fitted Venetian blind, door to:

MASTER BEDROOM: 18' 2'' x 16' 5'' max (5.53m x 5.00m)
A very spacious 'L' shaped bedroom having double gazed windows to the front and rear with fitted Venetian blinds, range of fitted bedroom furniture comprising of wardrobes overhead storage cupboards forming a bed recess, double panelled radiator, television point, door to:

EN-SUITE BATHROOM:
Opaque double glazed window to the side. Fitted with a white suite comprising of a panelled bath with glass shower screen and mixer tap, vanity wash hand basin, close coupled W.C, double panelled radiator.

FRONT GARDEN:
At the front is a garden laid to concrete and coloured stones, providing off road parking for four vehicles. Pathway giving access to the entrance porch and a gate that gives access to the rear garden.

REAR GARDEN:
At the rear is a garden measuring approximately 100' in length. Immediately adjacent to the house is a good size area laid to patio with side flower border, security light and water point, brick built BBQ, it then extends to a second area which is laid to a combination of lawn with shrubbery and coloured stones, and a third larger area provides space where there are several garden sheds, an aluminium greenhouse and a small vegetable plot at the rear.

ANTI MONEY LAUNDERING:
All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

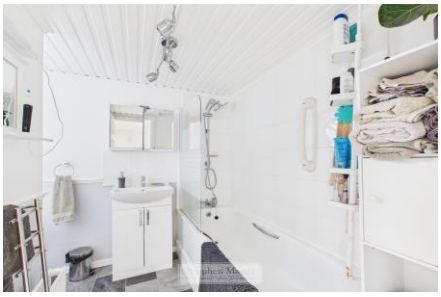
N.B:
DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.











Stephen Maggs
Residential Sales & Lettings

If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
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.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or louise@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

Anti-Money Laundering - all Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute.

If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



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)

23 Lime Road Hanham BRISTOL BS15 3AR	Energy rating **C**	Valid until:	**26 October 2036**
		Certificate number:	**9201-0200-2906-1357-0004**

Property type	Semi-detached house
Total floor area	129 square metres

Rules on letting this property

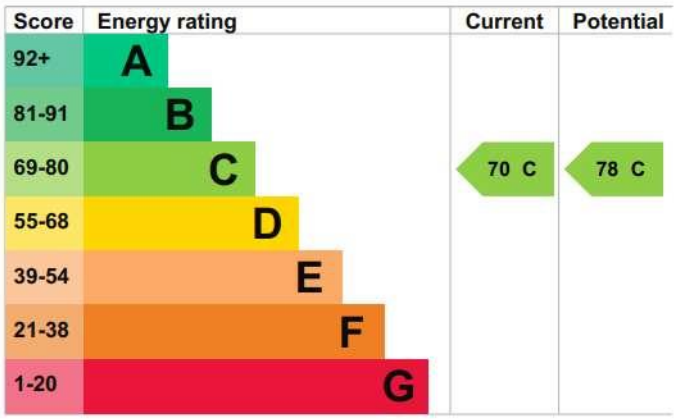
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

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