



Valuations based on experience!

**200 Newland Road
Withywood
Bristol BS13 9DX**

PRICED TO ATTRACT AN EARLY SALE, this three bedroom home comes without the complication of an ongoing chain. View without delay!



REF: ASW5640

Asking Price £269,500

**Three bedroom semi detached * Large living room * Modern kitchen * Garden *
Off-street parking * Potential to extend (subject to planning permission) * Gas
central heating * Double glazing * 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:

WITHYWOOD is situated in South Bristol and is convenient for shops, public transport into the City Centre and is served by Primary Schools, with Hartcliffe Secondary school nearby. Nearby Bishopsworth offers local shops and a library. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos, and there is a Morrisons supermarket on Hareclive Road.

DESCRIPTION:

Offered for sale without the complication of an ongoing chain, this three bedroom semi detached enjoys a good size garden, with the potential to extend (STPP), and off-street parking. The property has both gas central heating & double glazing, and is price to attract an early sale.

HALLWAY:

Opaque double glazed entrance door, panelled radiator, built-in storage cupboard, staircase rising to first floor.

LIVING ROOM: 16' 2" x 15' 10" maximum (4.92m x 4.82m)

An 'L' shaped room having double glazed French doors and side windows overlooking and giving access onto the rear garden, electric focal point fire suite, panelled radiator, television point, telephone point, understair cupboard housing the gas and electric meters.

KITCHEN: 10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed window to the front with fitted Venetian blind. The kitchen is fitted with white high gloss fronted wall and base units with contrasting roll top work surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in single oven, four ring glass hob with cooker hood over, space for upright fridge/freezer, space and plumbing for automatic washing machine, tiled surrounds, panelled radiator.

FIRST FLOOR LANDING:

Double panelled radiator, double glazed window to the side, access to the loft space, doors to first floor accommodation.

BEDROOM ONE: 12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to the front, panelled radiator.

BEDROOM TWO: 12' 1" x 8' 6" plus door recess (3.68m x 2.59m)

Double glazed window to the rear, panelled radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM THREE: 9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to the rear, panelled radiator.

BATHROOM:

Opaque double glazed window to the front, fitted with a white suite comprising of a panelled bath with an electric shower over, vanity wash hand basin, W.C with concealed cistern, tiled walls, ladder radiator.

FRONT GARDEN:

At the front is a garden enclosed by brick wall, laid mainly to lawn, to the side of which is a concrete driveway for off road parking for three cars, gate giving access to the rear garden.

REAR GARDEN:

At the rear is a good size garden being enclosed with a combination of wooden fencing and block walling. There is a good size area of patio immediately adjacent to the house, with then three steps up to a garden that is laid to a combination of lawn and shrubbery with a garden shed.

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.



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 reception@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)

200 Newland Road
BRISTOL
BS13 9DX

Energy rating

D

Valid until:

28 June 2033

Certificate
number:

2060-6716-8070-7007-1021

Property type

Semi-detached house

Total floor area

75 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		