

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

3 Cross Walk Whitchurch Bristol BS14 0RX

This THREE BEDROOM terrace comes with NO ONGOING CHAIN, and is priced to attract an early sale.



REF: ASW5596

Asking Price £275,000

Three bedroom starter home * Through living room * Kitchen * Gas central heating * Double glazing * Garage & parking * 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:

Fronting a pedestrian walkway, this three bedroom starter home is offered for sale without the complication of an ongoing chain, and is priced to attract an early sale. Boasting both gas central heating and double glazing, the property has a good size rear garden, together with a garage and additional parking space. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Double glazed entrance door, double glazed window to the front, louvre fronted cupboard housing the electric consumer box, doors to:

LIVING/DINING ROOM: 23' 6" x 15' 6" narrowing to 7'7" (7.16m x 4.72m)

Double glazed windows to the front and rear, double panelled radiator, television point, understair storage cupboard, door to:

KITCHEN: 11' 10" x 7' 5" (3.60m x 2.26m)

Double glazed window and door overlooking and giving access onto the rear garden, fitted with a range of wall and base units with worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, six burner cooking range, space for upright fridge/freezer, tiled floor, recessed low voltage spotlights.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, built-in cupboard housing an Ideal gas fired combination boiler supplying central heating and domestic hot water, doors to all first floor accommodation.

BEDROOM ONE: 12' 7" x 8' 5" (3.83m x 2.56m)

Double glazed window to the front, single panelled radiator.

BEDROOM TWO: 10' 6" x 8' 5" (3.20m x 2.56m)

Double glazed window to the rear, single panelled radiator.

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

Double glazed window to the front, single panelled radiator, laminated timber flooring.

BATHROOM:

Double glazed window to the rear. The bathroom is fitted with a white suite comprising of a panelled bath with a Mira electric shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, tiled flooring, designer radiator.

FRONT GARDEN:

Adjoining a pedestrian pathway, enclosed with a combination of walling and fencing, laid to stones and patio.

REAR GARDEN:

At the rear is a garden enclosed with fencing and walling, having an area of patio immediately adjacent to the house, with the remainder laid to lawn with a small side flower bed, substantial block built garden shed and a rear pedestrian gate.

GARAGE:

Situated to the rear, having an up and over door with an additional parking space for one vehicle.





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)

3, Cross Walk
BRISTOL
BS14 0RX

Energy rating

D

Valid until:

9 June 2026

Certificate
number:

9408-0090-7216-3536-2974

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 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

