

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

37 Imperial Road Knowle Bristol BS14 9EE

Situated on a popular road, this larger style TRADITIONAL 1930'S three bedroom semi detached family home REQUIRES UPDATING, offers a good size corner garden, and MUST BE VIEWED for the true potential to be realised.



REF: ASW5643

Offers in Excess of £375,000

Large traditional semi * Separate reception rooms * Gas central heating & partial double glazing * Good size corner garden * Needs updating * No onward chain * Council tax band: D * 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, 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:

This larger style 1930's three bedroom semi detached is situated in a favoured road, close to Wells Road. Enhanced by a good size corner garden, the property offers gas central heating, is mainly double glazed, and is priced to reflect the need for updating.

ENTRANCE PORCH:

Glazed double entrance doors, original stained glass door and side screen to:

HALLWAY:

Double panelled radiator, telephone point, picture rail, understair storage cupboard, staircase rising to the first floor.

LIVING ROOM: 13' 11" x 13' 6" (4.24m x 4.11m) into bay.

Double glazed bay window to the front with stained glass transits, tiled 1930's fireplace, double panelled radiator, picture rail.

DINING ROOM: 12' 4" x 11' 9" (3.76m x 3.58m)

French doors with side windows overlooking and giving access onto the rear garden, tiled 1930's fireplace, single panelled radiator, picture rail.

KITCHEN: 9' 3" x 7' 10" (2.82m x 2.39m)

Double glazed window to the side with stained glass transits. The kitchen is in need of general refitment. Part glazed door to rear a porch which has a double glazed door giving access to the rear garden, a door to a pantry with double glazed window to the side, second door to a cupboard housing a Glo Worm gas fired boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING:

Stained glass double glazed window to the side, access to loft space, door to first floor accommodation.

BEDROOM ONE: 13' 4" into bay x 11' 8" (4.06m x 3.55m)

Double glazed bay window to the front with stained glass transits, single panelled radiator, picture rail.

BEDROOM TWO: 12' 2" x 11' 9" (3.71m x 3.58m)

Casement window to the rear, single panelled radiator, picture rail.

BEDROOM THREE: 8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed window to the front with stained glass transits, picture rail, single panelled radiator.

BATHROOM:

Opaque window to the rear, fitted with a coloured suite comprising of a panelled bath with mixer tap shower, pedestal wash hand basin, close coupled W.C, tiled surround, double panelled radiator, built-in airing cupboard with hot water cylinder.

FRONT GARDEN:

At the front is a garden that is enclosed with privet hedging, laid to lawn with flower bed, this extends to the side where there is a good size garden, again laid primarily to lawn enclosed with privet hedging, leading to an area providing off road parking for two cars which is accessed via Warmington Road at the side, and gives access to the garage which has an up and over door.

REAR GARDEN:

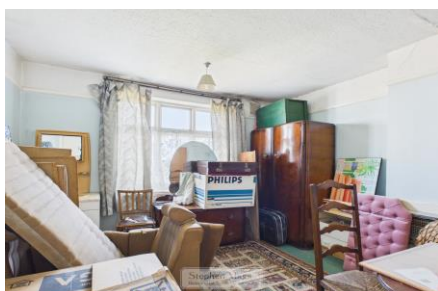
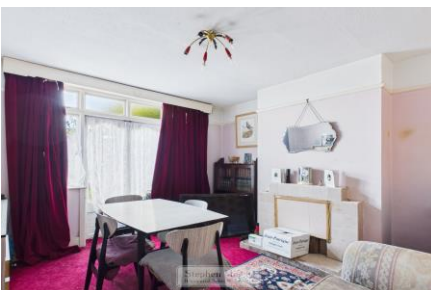
At the rear is a garden enclosed with hedging and shrubbery having a small area of lawn and further flower bed area.

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.



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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.

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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)

37 Imperial Road
Knowle
BRISTOL
BS14 9EE

Energy rating

D

Valid until:

1 July 2036

Certificate
number:

2040-2413-8060-7006-2005

Property type

Semi-detached house

Total floor area

93 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

