

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**38 Maplestone Road
Whitchurch
Bristol BS14 0HH**

NO ONWARD CHAIN with this three bedroom semi detached, situated in a SOUGHT AFTER ROAD, and requiring an early viewing to secure.



REF: ASW5607

Asking Price £350,000

Three bedroom semi * Large living room * ground floor cloakroom * West facing rear garden * Gas central heating & double glazing * Garage & parking * No onward chain * 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



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:

Situated on sought after Maplestone Road, this three bedroom semi detached boasts a West facing rear garden, and comes without the complication of an ongoing chain. Add both gas central heating and double glazing, together with a garage with additional parking and you have a property that comes with our highest recommendation for an early viewing.

HALLWAY:

Opaque double glazed entrance door and sidescreen, laminated timber flooring, double panelled radiator, understair recess, staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white low level W.C, vanity wash hand basin, tiled splashbacks, laminated timber flooring.

LIVING ROOM: 20' 9" x 12' 0" (6.32m x 3.65m)

Double glazed window to the front with fitted vertical blind, stone fireplace with electric focal point fire, double glazed window and door overlooking and giving access onto the rear garden (again fitted with fitted vertical blind), one double panelled radiator, one single panelled radiator, television point, laminated timber flooring.

KITCHEN: 12' 7" into recess x 7' 10" (3.83m x 2.39m)

Double glazed window to the rear with fitted venetian blind. The kitchen is fitted with a range of white hi-gloss fronted wall and base units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, space and plumbing for automatic washing machine, integrated fridge/freezer.

BEDROOM THREE: 10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to the side, single panelled radiator.

FIRST FLOOR LANDING:

Opaque double glazed window to the rear, built in cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, doors to remaining accommodation.

BEDROOM ONE: 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window to the rear, double panelled radiator, built in wardrobe with access to forward eaves storage, television point.

BEDROOM TWO: 11' 3" x 9' 8" (3.43m x 2.94m)

Double glazed window to the front with fitted vertical blind, built in over stair wardrobe, access to loft space, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with mixer shower and also a Triton electric shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

FRONT GARDEN:

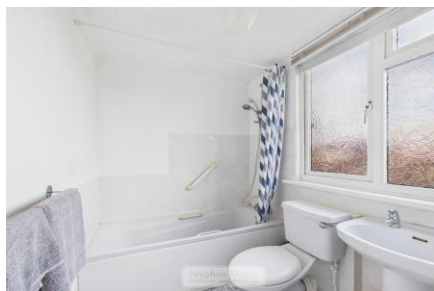
At the front is a garden laid mainly to lawn with a block paviour pathway to the front and also a block paviour driveway to the side providing off road parking for several cars leading to the garage.

GARAGE:

There is a single garage detached at the rear, having an up and over door, power and light connected, and a rear personal door.

REAR GARDEN:

At the rear is a good size garden enjoying a Westerly aspect, having an area of patio immediately adjacent to the house, with the remainder being laid to a combination of lawn, surrounding flowerbed, timber garden shed and greenhouse.



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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

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.



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)

38 Maplestone Road
BRISTOL
BS14 0HH

Energy rating

C

Valid until:

19 February 2036

Certificate
number:

9005-0096-7002-0122-0802

Property type

Semi-detached house

Total floor area

85 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 C. 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		