

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

4 Chiltern Close Whitchurch Bristol BS14 9RH

An EXTENDED 'Cotswold' style three bedroom semi detached, OFFERED FOR SALE WITH NO CHAIN, situated in a sought after location



REF: ASW5622

Asking Price £335,000

**Three bedroom semi * Ground floor extension * Ground floor bathroom *
Attractive, enclosed rear garden * Garage & Parking * Double glazing & gas
central heating * No ongoing chain * Council tax band: D * 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, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. 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:

It is a pleasure to offer for sale this extended 'Cotswold' style three bedroom semi detached. This much loved property has been in the family for many years, and is now offered for sale without the complication of an ongoing chain. Serious buyers should contact the sole selling agent to arrange their accompanied viewing without delay!

HALLWAY:

Opaque double glazed door and sidescreen, double panelled radiator, staircase rising to first floor, glazed door to:

LIVING ROOM: 15' 11" x 10' 11" (4.85m x 3.32m)

Double glazed bow window to the front with fitted vertical blind, stone built fireplace with display plinth, housing a gas living flame fire, double panelled radiator, television point.

DINING ROOM: 10' 8" x 9' 11" (3.25m x 3.02m)

This was originally the kitchen. Double panelled radiator a good size built-in understair storage cupboard, glazed double doors opening onto the:

KITCHEN: 15' 5" x 7' 11" (4.70m x 2.41m)

Double glazed window to the rear with fitted roller blind, double glazed door overlooking and giving access onto the rear garden. The kitchen is fitted with a comprehensive range of cream fronted wall units with light pelmets concealing worksurface lighting, base fitted units with Quartz worktop surfaces, inset Belfast style sink with mixer tap, two built- in single ovens, four ring glass hob with cooker hood over, built-in microwave, integrated dishwasher, washing machine, fridge and freezer, tiled flooring, kickspace radiator.

GROUND FLOOR BATHROOM:

Opaque double glazed window to the side, fitted with a corner shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, tiled walls and floor, designer radiator, electric extractor fan.

FIRST FLOOR LANDING:

Access to loft space with retractable folding ladder and light, door to all bedrooms.

BEDROOM ONE: 16' 0" x 10' 11" (4.87m x 3.32m)

Double glazed window to the front with fitted vertical blind, panelled radiator, fitted wardrobes, large built-in over stairs storage cupboard.

BEDROOM TWO: 10' 11" x 7' 2" (3.32m x 2.18m)

Double glazed window to the rear with fitted roller blind, panelled radiator, built-in over stair cupboard housing the Worcester gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM THREE: 8' 5" x 7' 11" (2.56m x 2.41m)

Double glazed window to the rear with fitted vertical blind, panelled radiator.

FRONT GARDEN:

At the front is a garden laid to block paving with corner and central flower bed, to the side of which is block paved driveway providing off road parking for three/four cars giving access to the garage, having an outside light and a gate giving access to the rear garden.

REAR GARDEN:

Immediately adjacent to the house is an area of patio with outside lighting and water point, beyond which is an attractive garden enclosed with lapwood fencing, being laid primarily to lawn with a corner patio area and shrub bed with a magnificent Acer.

GARAGE:

At the rear is a single garage having a metal up and over door, power and light connected, rear double glazed window and personal door giving access to the rear garden.

N.B:

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

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.



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

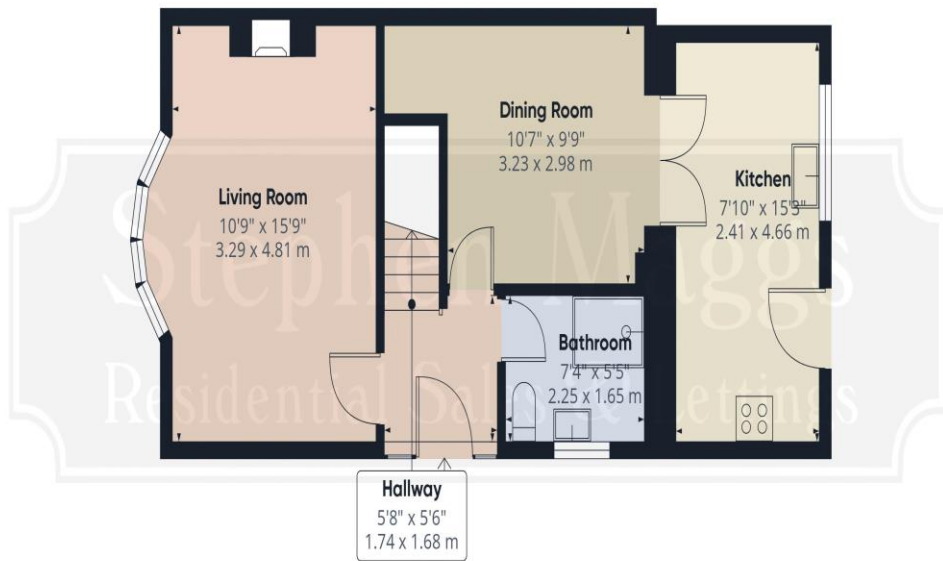
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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.

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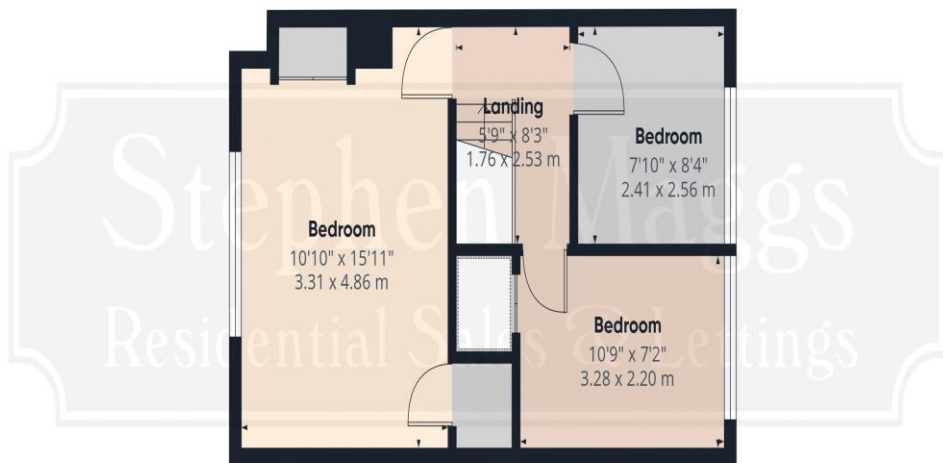
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Floor 0

Approximate total area⁽¹⁾

868 ft²
80.5 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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)

4 Chiltern Close
BRISTOL
BS14 9RH

Energy rating

C

Valid until:

13 April 2036

Certificate
number:

8020-9046-0157-4004-0653

Property type

Semi-detached house

Total floor area

88 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		