



## 6 Maggs Lane, Whitchurch Village, BS14 0PH

**£425,000**

This four-bedroom semi-detached house is offered for sale in Whitchurch Village, on the southern outskirts of Bristol, and provides well-planned accommodation suitable for family living.

The ground floor offers two reception areas, including a sitting room with dual-aspect windows and a refitted kitchen/dining/family room, creating a practical space for everyday use. There is also a conservatory, downstairs cloakroom and a useful utility cupboard. To the first floor are four good-sized bedrooms, with the main bedroom benefiting from a dressing area, along with a family bathroom. The property has gas central heating via a combination boiler and UPVC double glazing. An EPC rating of D and Council Tax band B are noted.

Externally, the house features a generous front garden with a gated driveway providing off-street parking. The rear garden includes a patio area and a lawn, with the advantage of a side pedestrian access gate.

Whitchurch Village offers local amenities, including shops and services along the nearby main routes into Bristol. Whitchurch Primary School is within close proximity, making the location convenient for families.

### Entrance Hall

x (x)



### Conservatory

16'6" x 10'10" (5.03 x 3.3)



### Sitting Room

16'9" x 10'2" (5.1 x 3.09)



### Downstairs Cloakroom

x (x)



### Kitchen / Dining / Family Room

12'4" x 10'2" (3.75 x 3.09)



### Utility Cupboard

x (x)

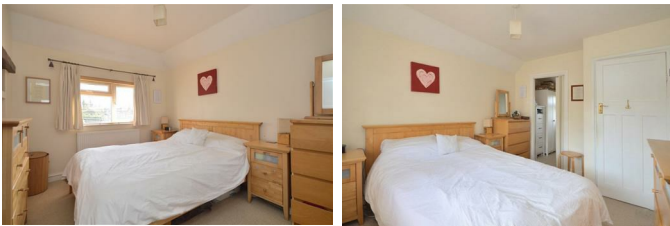
**First Floor Landing**  
x(x)



**Bedroom Three**  
6'9" x 10'10" (2.06 x 3.3)



**Bedroom One**  
11'9" x 9'10" (3.59 x 3)



**Bedroom Two**  
10'3" x 8'11" (3.13 x 2.72)



**Bedroom Four**  
9'5" x 7'7" (2.87 x 2.31)



## Family Bathroom

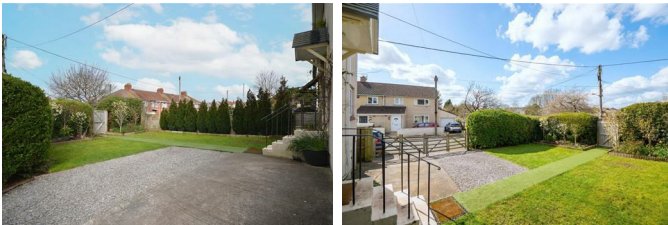
6'4" x 5'7" (1.94 x 1.7)



## Outside



## Front Garden

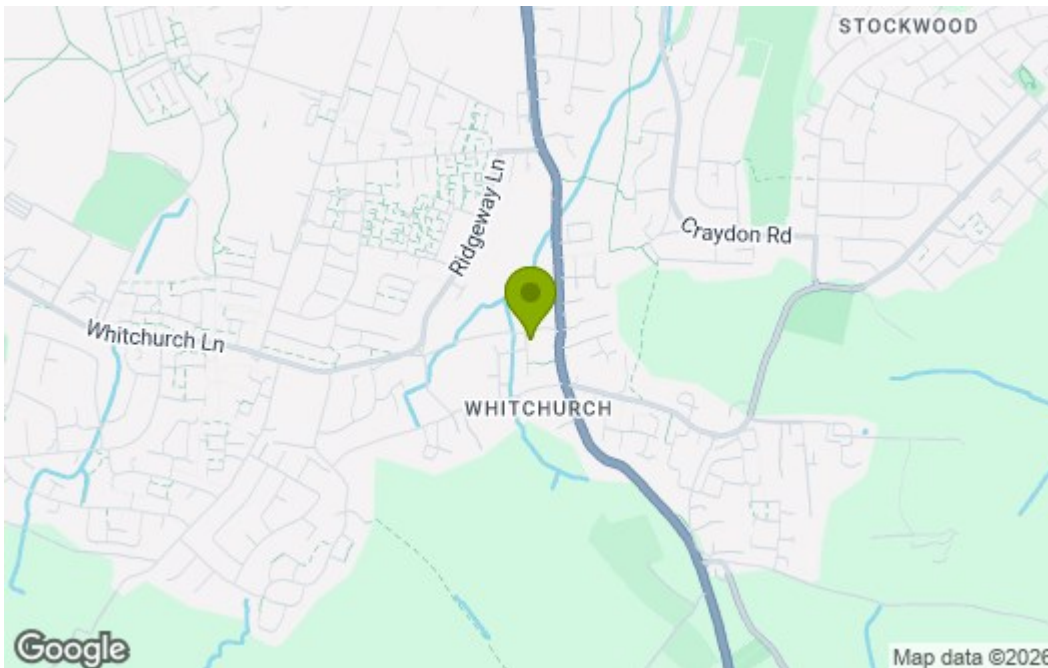


## Floor Plan



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)  
**6 Maggs Lane, Bristol**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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