



*Valuations based on experience!*

**18 The Groves  
Hartcliffe  
Bristol BS13 0AF**

**We are pleased to offer for sale this Three Bedroom end of terrace TOWNHOUSE, with two parking spaces and no ongoing chain.**



REF: ASW5593

**Asking Price £235,000**

**NO ONGOING CHAIN \* Flexible Accommodation \* Living Room  
Kitchen/Breakfast Room \* Bathroom & Separate Cloakroom  
Gas Central Heating & Double Glazing \* Two Allocated Parking Spaces  
Enclosed Rear Garden \* 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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**SITUATION:**

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B&Q, Home sense, Costa Coffee, M & S, Argos, Next, Boots, a bus route which serves both the City Centre and Cribbs Causeway, with easy very useful access to the new South Bristol Link Road.

**DESCRIPTION:**

Arranged over three floors, this family home offers the space you would expect from a townhouse. This property offers Flexible living to suit your own needs.

**HALLWAY:**

Part glazed entrance door, single panelled radiator, electric consumer box, staircase rising to first floor.

**CLOAKROOM:**

A larger than average cloakroom having a white close coupled W.C, pedestal wash hand basin, tiled splashbacks, extractor fan, panelled radiator.

**KITCHEN/BREAKFAST ROOM: 17' 6" x 8' 7" (5.33m x 2.61m)**

Double glazed window to the front, fitted with a range of shaker style wall and base units with contrasting roll edge worktop surfaces, built in single oven, four burner gas hob with cooker hood over, stainless steel single drainer sink unit, tiled surrounds, extractor fan, recessed low voltage spotlights, double panelled radiator.

**FIRST FLOOR LANDING:**

Double glazed window to the side, double glazed window to the front, built in cupboard housing a Baxi gas fired boiler supplying central heating and domestic hot water, staircase rising to the second floor.

**LIVING ROOM: 16' 4" x 10' 3" narrowing to 7' 10" (4.97m x 3.12m)**

Double glazed door and side windows overlooking and giving access onto the rear garden, double panelled radiator.

**BEDROOM ONE: 15' 7" into bay x 9' 6" (4.75m x 2.89m)**

Double glazed bay window to the front enjoying an open aspect over surrounding playing field, panelled radiator.

**SECOND FLOOR LANDING:**

Double glazed window to the side, panelled radiator, built in airing cupboard housing lagged hot water cylinder with fitted immersion heater, access to loft space, door to remaining accommodation.

**BEDROOM TWO: 12' 1" into bay x 8' 11" (3.68m x 2.72m)**

Double glazed bay window to the front, panelled radiator.

**BEDROOM THREE: 16' 4" x 13' 9" maximum floor area (4.97m x 4.19m)**

An 'L' shaped room having two double glazed Velux windows to the rear, panelled radiator.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white suite comprising of panelled bath with mixer shower and glass shower screen, pedestal wash hand basin, close coupled W.C, tiled surrounds, electric extractor fan, panelled radiator.

**FRONT GARDEN:**

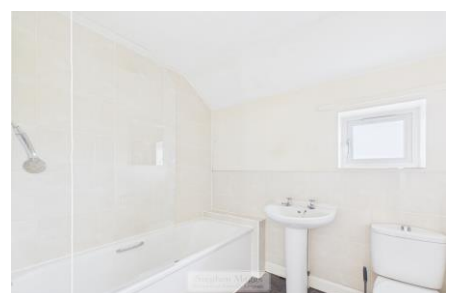
At the front is a small area enclosed with railing having outside light, parking with two allocated parking spaces immediately to the front of the house.

**REAR GARDEN:**

At the rear is a good size garden being enclosed with panelled fencing and walling and having a small area of patio immediately adjacent to the house with the remainder being laid to lawn, side pedestrian access.

**N.B:**

There is a monthly service charge which at present is fixed at £17.18 per month. This charge will become variable when a new owner takes possession. DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@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)

18 The Groves BRISTOL BS13 0AF	Energy rating <b>C</b>	Valid until:	28 August 2032
		Certificate number:	3532-8728-2100-0276-9226

Property type

End-terrace house

Total floor area

98 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	83 B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		