



*Valuations based on experience!*

**3 Gooseland Close  
Whitchurch  
Bristol BS14 0ET**

**This three bedroom STARTER HOME is offered for sale without the complication of an ongoing chain, and is likely to attract immediate buying interest.**



REF: ASW5590

**Asking Price £275,000**

**Three bedroom terrace \* Large living room \* Gas central heating \* Double glazing \* Enclosed rear garden \* Garage in nearby block \* No ongoing chain  
Council tax band: B \* 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:**

**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:**

One for first time buyers! Situated on the edge of Whitchurch, and being offered for sale without the complication of an ongoing chain, this three bedroom terraced should be added to your viewing list. Enjoying both gas central heating and double glazing, the property boasts a sunny southerly rear garden, and has a garage in a nearby block. Call to book your accompanied viewing without delay!

**ENTRANCE HALL:**

Upvc double glazed entrance door, laminated timber flooring ,door to living room and door to utility room.

**UTILITY ROOM: 6' 6" x 5' 4" (1.98m x 1.62m)**

Worcester gas fired combination boiler supplying central heating and domestic hot water, venting for tumble dryer.

**LIVING ROOM: 18' 2" x 16' 2" (5.53m x 4.92m)**

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden. This is a very large living room having laminated timber flooring, panelled radiator, television point, under stair storage cupboard, door to:

**KITCHEN: 8' 11" x 7' 2" (2.72m x 2.18m)**

Double glazed window to the front with fitted vertical blind, fitted with a range of white hi-gloss fronted wall and base units with contrasting roll edge worktop surfaces, inset 1.5 bowl stainless steel sink unit, built in single oven, four ring glass hob with cooker hood over, space and plumbing for automatic washing machine, tiled splashbacks, laminated timber flooring.

**FIRST FLOOR LANDING:**

Doors to all first floor accommodation.

**BEDROOM ONE: 15' 9" x 8' 5" (4.80m x 2.56m)**

Double glazed window to the rear with fitted vertical blind, range of fitted bedroom furniture comprising of wardrobes, bedside cupboards, overhead storage cupboards forming a bed recess, single panelled radiator.

**BEDROOM TWO: 11' 9" x 8' 3" (3.58m x 2.51m)**

Double glazed window to the front with fitted vertical blind, double panelled radiator, access to loft space with retractable folding ladder.

**BEDROOM THREE: 10' 4" x 7' 9" (3.15m x 2.36m)**

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

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white panelled bath bath electric shower over and fitted shower screen, vanity wash hand basin, tiled walls, extractor fan, panelled radiator, shelved storage area.

**SEPARATE W.C:**

Opaque double glazed window to the front, fitted with a white close coupled W.C.

**FRONT GARDEN:**

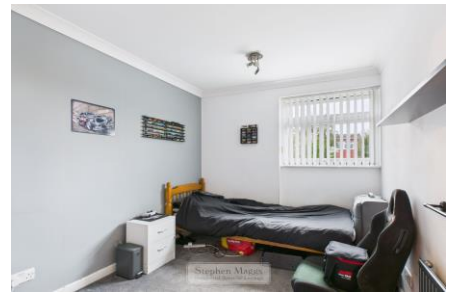
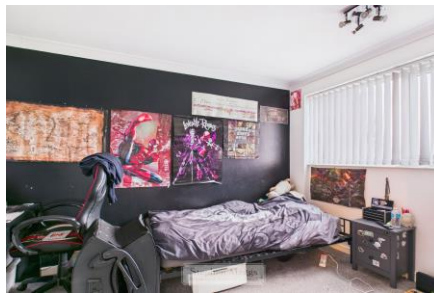
At the front is an open plan garden being laid to lawn, covered area with door giving access bin storage cupboard.

**REAR GARDEN:**

At the rear is a garden enjoying a sunny Southerly aspect, being enclosed with lapwood fencing, having an area of patio immediately adjacent to the house, with the remainder being laid to lawn with timber garden shed and rear pedestrian access.

**GARAGE:**

There is a garage situated in a nearby block.





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 [reception@stephenmaggs.co.uk](mailto:reception@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)

3 Gooseland Close BRISTOL BS14 0ET	Energy rating <b>C</b>	Valid until:	15 October 2035
		Certificate number:	9907-0200-9905-6611-0604

Property type	Mid-terrace house
Total floor area	81 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:

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	81 B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

the average energy rating is D  
the average energy score is 60