

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 20 Gilda Crescent Whitchurch Bristol BS14 9LF

**A TWO BEDROOM semi detached starter home, offered for sale WITHOUT THE COMPLICATION OF AN ONGOING CHAIN.**



REF: ASW5626

**Asking Price £275,000**

**Two bedroom semi detached \* Living room \* Kitchen/dining room \* Gas central heating & double glazing \* Off-street parking for two cars \* Enclosed rear garden with workshop \* No onward chain \* Council tax band: B \* EPC Rating: D**

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, Sports 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, Argos, Next and Boots. 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:**

Offered for sale without the complication of an ongoing chain, this two bedroom semi detached would make an ideal first home. Offering gas central heating and double glazing, the property enjoys off-street parking for two cars, and has a good size West facing rear garden with a workshop. View without delay!

**ENTRANCE PORCH:**

Opaque double glazed entrance door and sidescreen, tiled flooring, wooden door to:

**HALLWAY:**

Double glazed window to the side, panelled radiator, cupboard housing the electric meter, staircase rising to the first floor.

**LIVING ROOM: 12' 9" x 10' 11" (3.88m x 3.32m)**

Double glazed window to the front, gas living flame fire set to a decorative fire place, panelled radiator, laminated timber flooring, glazed door to:

**KITCHEN: 15' 9" x 8' 10" (4.80m x 2.69m)**

Double glazed window to the rear, opaque double glazed window to the side and glazed door overlooking and giving access onto the rear garden. The kitchen is fitted with a range of cream fronted wall and base units, contrasting worktop surfaces, inset stainless steel single drainer sink unit, gas cooker point with cooker hood over, panelled radiator, space and plumbing for automatic washing machine, Worcester gas fired combination boiler supplying central heating and domestic hot water, large understairs storage cupboard.

**FIRST FLOOR LANDING:**

Opaque double glazed window to the side, access to loft space, doors to first floor accommodation.

**BEDROOM ONE: 12' 7" x 10' 11" (3.83m x 3.32m)**

Double glazed window to the front, period cast iron fireplace, panelled radiator, good size walk in over stair storage cupboard.

**BEDROOM TWO: 9' 8" x 9' 0" (2.94m x 2.74m)**

Double glazed window to the rear, panelled radiator.

**BATHROOM:**

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

**FRONT GARDEN:**

The front is laid to block paving providing off road parking for two cars, with a gate and pathway at the side of the property which gives access to:

**REAR GARDEN:**

At the rear is a garden enjoying a Westerly aspect taking advantage of the afternoon sun, having an area of decking immediately adjacent to the house, with three steps down to an area of coloured stones and shrubbery, and a good size area of lawn. The whole garden is enclosed with lap wood fencing and block walling. At the end of the garden is a block built shed/workshop arranged as two areas the first one 11'7" x 8'7" and the second 8'7" x 5' 11", with each area having power and light.

**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.

**N.B:**

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



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## Residential Sales & Lettings

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

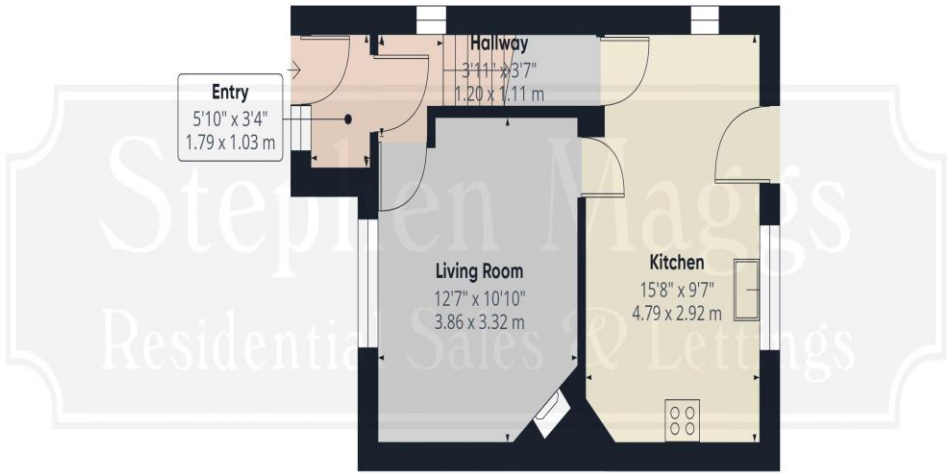
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto: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.

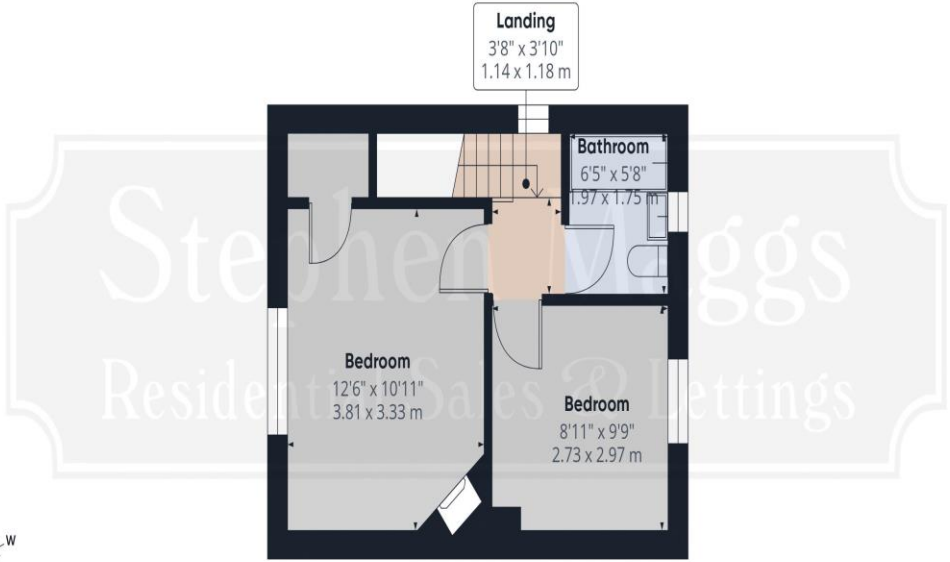
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Floor 0

Approximate total area<sup>1)</sup>  
614 ft<sup>2</sup>  
57.1 m<sup>2</sup>



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.

**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)

20 Gilda Crescent  
BRISTOL  
BS14 9LF

Energy rating

**D**

Valid until:

17 May 2036

Certificate  
number:

2050-1515-5060-1001-8091

Property type

Semi-detached house

Total floor area

62 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)

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## Energy rating and score

This property's energy rating is D. 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		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		