

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**34 Maplestone Road
Whitchurch
Bristol BS14 0HH**

Offered for sale with NO ONWARD CHAIN, this three bedroom semi detached is situated in a SOUGHT AFTER ROAD, and requires an early viewing to secure.



REF: ASW5650

Asking Price £350,000

**Three bedroom semi detached * Downstairs cloakroom * Double glazing & Economy 7 electric heating * Attractive West facing rear garden * Garage & additional parking for 2/3 cars * Double glazed conservatory * No onward chain
* Council tax band: C * EPC Rating: E**

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, 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:

Situated on sought after Maplestone Road, this three bedroom semi detached boasts a West facing rear garden, and comes without the complication of an ongoing chain. Add to this a double glazed conservatory, Economy 7 electric heating and double glazing, together with a garage with additional parking and you have a property that comes with our highest recommendation for an early viewing.

HALLWAY:

Opaque double glazed entrance door and side screen, Dimplex slimline night storage heater, built-in under stair storage cupboard housing the electric meter, gas pipe (disconnected) staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white low level W.C, pedestal wash hand basin with tiled splashback.

LIVING ROOM: 20' 9" x 11' 11" (6.32m x 3.63m)

Double glazed window to the front with fitted vertical blind, double glazed window and door overlooking and giving access onto the conservatory at the rear, reconstituted stone fireplace, two Dimplex slimline night storage heaters, television point, door to conservatory and door to:

KITCHEN: 12' 8" x 7' 10" (3.86m x 2.39m)

Double glazed windows to the side and rear (each with fitted roller blind). The kitchen is fitted with a range of white fronted wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edge worktop surfaces, inset 1.5 bowl single drainer sink unit, built-in warm air skirting boards, space and plumbing for automatic washing machine, electric cooker point, space for upright fridge/freezer.

CONSERVATORY: 13' 4" x 9' 7" (4.06m x 2.92m)

A substantial double glazed conservatory with polycarbonate roof, close fit blinds fitted to all windows, tiled flooring, wiring for wall lights, French doors giving access onto the rear garden.

BEDROOM THREE: 10' 0" x 6' 8" (3.05m x 2.03m)

Double glazed window to the side, Dimplex night storage heater.

FIRST FLOOR LANDING:

Opaque double glazed window to the rear, cupboard housing a lagged hot water cylinder and header tank.

BEDROOM ONE: 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window to the rear, access to loft space, built-in cupboard/wardrobe and doors giving access to eaves storage.

BEDROOM TWO: 11' 3" x 9' 8" (3.43m x 2.94m)

Double glazed window to the front Dimplex night storage heater, good size built-in over stair cupboard, eaves storage cupboard.

BATHROOM:

Opaque double glazed window to the rear, fitted with the original coloured suite comprising of a panelled bath with electric shower unit over, pedestal wash hand basin, low level W.C, tiled walls, electric single bar heater.

FRONT GARDEN:

At the front is an open plan garden being laid to lawn with rear flower and shrub bed, Tarmac driveway providing off road parking for two/ three cars giving and access to the garage, gate giving access to the rear garden.

GARAGE:

There is a single garage being detached at the rear, having an up and over door, power connected, and having a side personal door.

REAR GARDEN:

At the rear is a garden enjoying a Westerly aspect taking advantage of afternoon sun. Enclosed with wooden fencing and wired fencing, two areas of patio with central area of lawn, various flowerbeds, timber garden shed, aluminium greenhouse.

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 louise@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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If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



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)

34 Maplestone Road
BRISTOL
BS14 0HH

Energy rating

E

Valid until:

15 July 2036

Certificate
number:

9241-3064-6203-8546-5200

Property type

Semi-detached house

Total floor area

96 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 E. It has the potential to be C.

[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		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		