

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

14 John Chiddy Close Hanham Bristol BS15 3FQ

OFFERED FOR SALE WITH NO ONGOING CHAIN, this four bedroom end of terrace is situated CLOSE TO THE COMMON, and requires an early internal viewing to be appreciated.



REF: ASW5572

Asking Price £400,000

**Four bed end of terrace * Good size living room * Kitchen/breakfast room *
Bathroom & en-suite shower * Gas central heating & double glazing * Garage &
parking * Newly decorated throughout * No onward chain * Council tax band: E
* 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 email@stephenmaggs.co.uk

SITUATION:

Hanham is situated in East Bristol close to the eastern boundary of the City. It has many local shops and facilities, Primary Schools and Hanham Woods Academy Secondary School. Hanham is adjacent to Longwell Green which has a wide range of larger stores, a leisure centre, and affords easy access to the Ring Road.

DESCRIPTION:

Situated close to the open spaces of Hanham Common, and it's local shops, this four bedroom end of terrace is being offered to the market for the first time since new. The property enjoys an enclosed rear garden, and has a garage with an additional parking space at the rear, in addition to gas central heating and double glazing. The property has also just been decorated throughout. Properties in this location are sought after, so as the sole agent we strongly advise an early viewing appointment.

HALLWAY:

Composite entrance door, panelled radiator, understair cupboard, central heating thermostat, staircase rising to the first floor.

CLOAKROOM:

White close coupled W.C, wash hand basin, panelled radiator, electric extractor fan.

LIVING ROOM: 17' 1" x 13' 11" (5.20m x 4.24m)

Double glazed window to the rear, double glazed French door overlooking and giving access to the rear garden, two panelled radiators, television point.

KITCHEN/BREAKFAST ROOM: 16' 4" x 9' 7" (4.97m x 2.92m)

Double glazed window to the front. Fitted with a range of light Oak effect wall and base units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in Bosch double oven, 4 burner gas hob with cooker hood over, built in fridge and freezer, tiled surrounds, electric extractor fan, wood effect flooring, panelled radiator.

FIRST FLOOR LANDING:

Panelled radiator, cupboard housing a Potterton gas fired boiler supplying central heating and hot water, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 10' 4" x 9' 8" (3.15m x 2.94m) plus large recess with fitted wardrobe

Double glazed window to the rear, panelled radiator, television point, fitted wardrobe, door to:

EN-SUITE SHOWER ROOM:

Shower cubicle with mixer shower, wash hand basin, W.C with concealed cistern, radiator, extractor fan, electric shaver point.

BEDROOM TWO: 10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed window to the front, panelled radiator, central heating thermostatic control for first floor heating.

BEDROOM THREE: 9' 4" x 6' 5" (2.84m x 1.95m)

Double glazed window to the rear, panelled radiator.

BEDROOM FOUR: 9' 8" x 6' 8" (2.94m x 2.03m)

Double glazed window to the front, panelled radiator.

BATHROOM:

Fitted with a white suite comprising a panelled bath with mixer tap shower, wash hand basin, W.C with concealed cistern, tiled surrounds, electric shaver point, radiator.

GARDEN:

At the front is an open plan garden, laid to lawn with shrub bed. At the rear is a garden enclosed with walling and fencing, laid to a combination of patio and coloured stones, having a side pedestrian gate.

GARAGE:

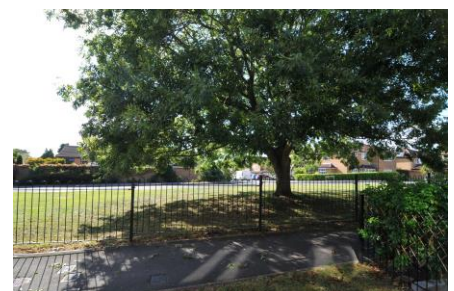
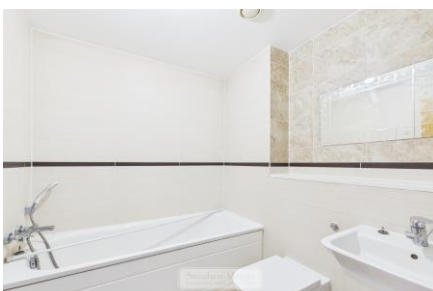
There is a single garage to the side, having an up & over door, with an additional parking space to the fore.

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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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)

14 John Chiddy Close
Hanham
BRISTOL
BS15 3FQ

Energy rating

C

Valid until:

26 March 2035

Certificate
number:

6308-5085-6002-0627-0706

Property type

End-terrace 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 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+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		