

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**108 Ridgeway Lane
Whitchurch
Bristol BS14 9PH**

This LARGER STYLE 1950'S three bedroom semi detached has NO ONGOING CHAIN, and can boast ONE OWNER FROM NEW!



REF: ASW5581

Asking Price £350,000

Larger style family home * Separate reception rooms * Gas central heating & double glazing * Garage & parking * No ongoing chain * EPC Rating: D * Council tax band: 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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

ONE OWNER FROM NEW! This LARGER STYLE 1950's three bedroom semi detached family home is being sold for the first time since brand new. Offering spacious accommodation, the property boasts separate reception rooms, gas central heating, double glazing, garage with additional parking, and a good size rear garden. Call the sole selling agent to arrange your accompanied viewing appointment.

ENTRANCE PORCH:

Opaque double glazed entrance door, tiled floor, part glazed door and sidescreen to:

HALLWAY:

Double panelled radiator, telephone point, built in understair storage cupboards, staircase rising to first floor.

LIVING ROOM: 14' 4" into bay x 12' 7" (4.37m x 3.83m)

Double glazed bay window to the front, stone built fireplace, television point, two single panelled radiators, picture rail.

DINING ROOM: 13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed window overlooking the Conservatory at the rear, single panelled radiator, picture rail, fitted display cupboards.

KITCHEN: 10' 5" x 7' 4" (3.17m x 2.23m)

Double glazed window to the side. The kitchen is fitted with a range of wood effect wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worktop surfaces fitted, inset single drainer sink unit, electric cooker point with cooker hood over, plumbing for automatic washing machine, space for fridge/freezer, tiled walls, single panelled radiator, telephone point, door to:

CONSERVATORY: 17' 5" maximum x 7' 0" (5.30m x 2.13m)

Double glazed windows to the rear and opaque double glazed windows to either side, polycarbonate roof with fitted roof blinds, half glazed door giving access onto the rear garden, 'Baxi' gas fired combination boiler supplying central heating and domestic hot water, single panelled radiator, door to:

CLOAKROOM:

Fitted with a White high level W.C, corner wash hand basin with tiled splashback.

FIRST FLOOR LANDING:

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

BEDROOM ONE: 14' 9" into bay x 11' 0" (4.49m x 3.35m)

Double glazed bay window to the front, single panelled radiator, built in wardrobe, fitted overhead storage cupboards.

BEDROOM TWO: 13' 8" x 12' 2" (4.16m x 3.71m)

Double glazed window to the rear, single panelled radiator, built in airing cupboard with radiator.

BEDROOM THREE: 8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear. At present fitted as a wet room, having a shower area with a Mira mixer shower, low level W.C, tiled surrounds, single panelled radiator, electric shaver point, Dimplex fan heater.

FRONT GARDEN:

At the front is a garden enclosed by low boundary wall and fencing, being laid to lawn with surrounding flowerbed, to the side of which is a driveway providing off road parking for one car, leading to the garage.

GARAGE:

There is a single garage attached at the side, having an electric roll over door, power and light connected, rear personal door and window.

REAR GARDEN:

Immediately to the rear is an area of patio which extends to the side where there is water point and access to the garage, small timber shed, to the side of the patio is an area of lawn, the remainder of the garden is laid to a combination of flowerbed, vegetable plot and has two greenhouses.

N.B:

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



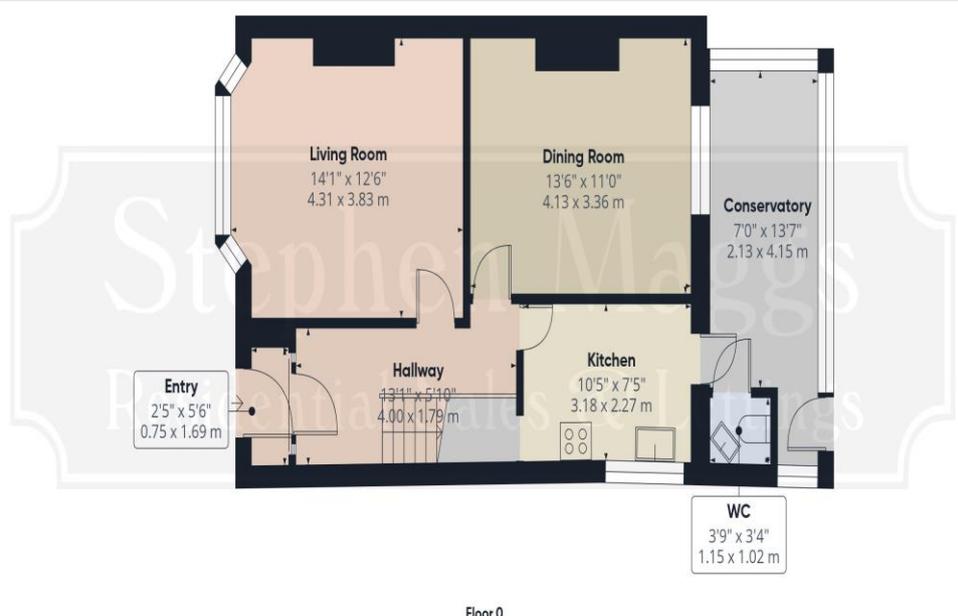
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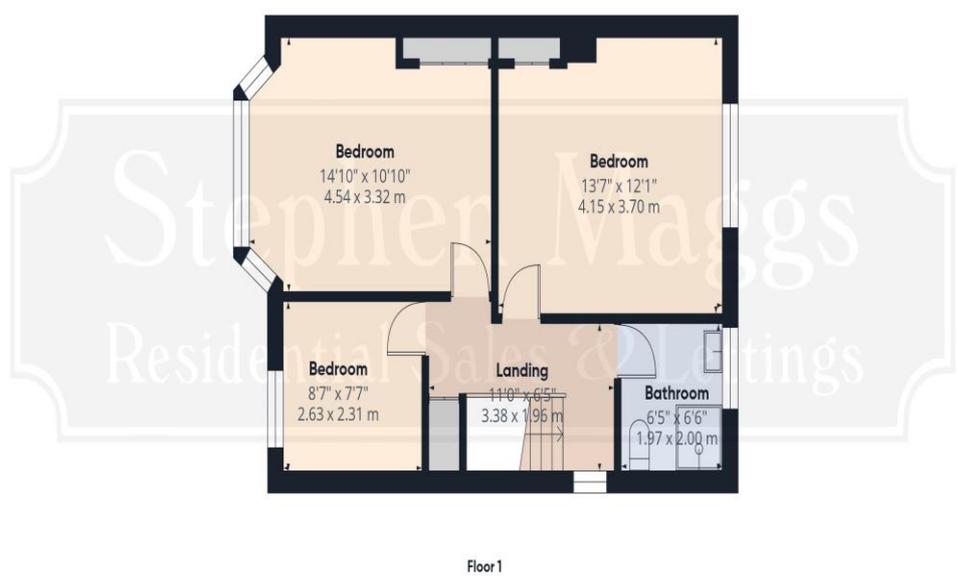
If you are interested in putting an offer in on this property, I will need the following information from you first.

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 or reception@stephenmaggs.co.uk before any offer is put forward.



Approximate total area⁽¹⁾
1088 ft²
101.1 m²



(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.

GIRAFFE360

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)

108 Ridgeway Lane
BRISTOL
BS14 9PH

Energy rating

D

Valid until:

11 September 2035

Certificate
number:

2060-4011-1050-8000-2095

Property type

Semi-detached house

Total floor area

97 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 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		