



Valuations based on experience!

**65 Crosscombe Drive
Hartcliffe
Bristol BS13 0DE**

A THREE BEDROOM SEMI DETACHED family home which has been recently renovated including a stunning new kitchen/diner. This property benefits from driveway parking and offered to sale without the complication of an ongoing chain.



REF: ASW5676

Guide Price £310,000

Three Bedroom Semi Detached * Driveway For Several Vehicles * Recently Fitted Kitchen * Recently Fitted Bathroom * Energy Rating: C * Council Tax Band: B * Tenure: Freehold

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:

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B&Q, Home sense, Costa Coffee, M & S Argos, Next, Boots, a bus route which serves both the City Centre and Cribbs Causeway, with easy very useful access to the new South Bristol Link Road.

DESCRIPTION:

This three bedroom semi detached was the subject of comprehensive refurbishment a few years ago, and is offered for sale without the complication of an ongoing chain. The property offers double glazing and gas central heating via combination boiler, driveway parking for several vehicles and two outbuildings. An early viewing appointment is strongly advised by the sole selling agent.

ENTRANCE PORCH:

Upvc opaque glazed door.

LOUNGE: 20' 7" x 11' 0" (6.27m x 3.35m)

Upvc double bow window to front and double panelled radiator, understair storage cupboard, archway leading to:

KITCHEN/DINING ROOM: 19' 5" x 10' 2" (5.91m x 3.10m)

The kitchen comprises of a newly fitted kitchen with a range of wall and base units, breakfast bar/island, built-in oven, and gas hob, integrated Bosch microwave, integrated dishwasher, Upvc double glazed window to the rear and Upvc French doors to the rear and vertical radiator.

FIRST FLOOR LANDING:

Access to partly boarded loft, cupboard housing combination Worcester boiler supplying gas central heating and domestic hot water. (Approx 2 years old)

BEDROOM ONE: 13' 5" x 10' 9" (plus recess) 4.09m x 3.27m)

Upvc double glazed window to the front, single panelled radiator.

BEDROOM TWO: 13' 6" x 10' 8" into recess (4.11m x 3.25m)

Upvc double glazed window to the rear, double panelled radiator.

BEDROOM THREE: 9' 0" x 7' 9" (2.74m x 2.36m)

Upvc double glazed window to the front, double panelled radiator, feature ceiling light.

BATHROOM: 8' 2" x 5' 6" (2.49m x 1.68m)

Upvc opaque window, fitted bathroom suite comprising of white bath with mixer shower over, shower screen, low level W.C, vanity unit with inset sink, ladder towel radiator.

FRONT GARDEN:

At the front is a garden with off-street parking for three vehicles, access to rear garden.

REAR GARDEN:

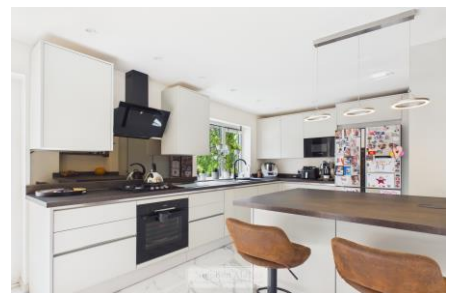
Patio area, raised decking with steps to tiered grass area, vegetable plot and borders, storage shed with power light and water. Originally the garage there is now a storage area with Upvc double glazed doors to rear garden, side gate to driveway.

N.B:

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

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.



Stephen Maggs

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 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)

65 Crosscombe Drive
BRISTOL
BS13 0DE

Energy rating

C

Valid until:

13 October 2036

Certificate
number:

9905-0200-0306-7413-0300

Property type

Semi-detached house

Total floor area

83 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		