

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

42 Charnwood Road Whitchurch Bristol BS14 0JY

This three bedroom semi, SITUATED IN A SOUGHT AFTER ROAD, is set on A CORNER PLOT, and comes WITHOUT AN ONGOING CHAIN



REF: ASW5568

Guide Price £325,000

**No ongoing chain * Corner plot with potential to extend (STPP)
Sought after road * Gas central heating & double glazing
Council tax band: C * 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 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:

Situated on a corner with the potential for extension (STPP), this three bedroom semi detached family home comes without the complication of an ongoing chain. Offering both gas central heating & double glazing, the property, the property is located in a sought after road and is likely to generate a lot of interest. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Opaque glazed sliding entrance door, part glazed door to:

HALLWAY:

Cupboard housing meters, double panelled radiator, staircase rising to first floor.

LIVING ROOM: 13' 6" x 12' 6" (4.11m x 3.81m)

Double glazed window to the front with fitted venetian blind, decorative fire surround, television point, built in understair storage cupboard, square opening to:

DINING ROOM: 10' 5" x 8' 2" (3.17m x 2.49m)

Double glazed window to the rear with fitted venetian blind, double panelled radiator, door to:

KITCHEN: 10' 5" x 7' 3" (3.17m x 2.21m)

Double glazed window to the side, opaque double glazed door and side window overlooking and giving access onto the rear garden, the kitchen is fitted with a range of wall and base units with roll edge worktop surfaces, inset 1.5 bowl single drainer sink unit, plumbing for automatic washing machine, electric cooker point, tiled surround.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted venetian blind, access to loft space, central heating thermostat, doors to all first floor accommodation.

BEDROOM ONE: 15' 4" maximum x 8' 9" (4.67m x 2.66m)

Double glazed window to the front with fitted venetian blind, single panelled radiator, television point.

BEDROOM TWO: 9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window to the rear with fitted venetian blind, single panelled radiator, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM THREE: 7' 4" plus door recess x 6' 9" (2.23m x 2.06m)

Double glazed window to the side with fitted venetian blind, single panelled radiator, built in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath, vanity wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

FRONT GARDEN:

The front is a open plan garden laid mainly to lawn with outside light and a gate that gives access to the rear garden.

GARAGE:

There is a single garage which is accessed off of Hazelcombe Road.

REAR GARDEN:

At the rear is a larger than average corner plot garden which is enclosed with a combination of walling and fencing, an area of patio immediately to the rear and side with then a garden laid to various areas of lawn, shrubbery and a aluminium greenhouse.



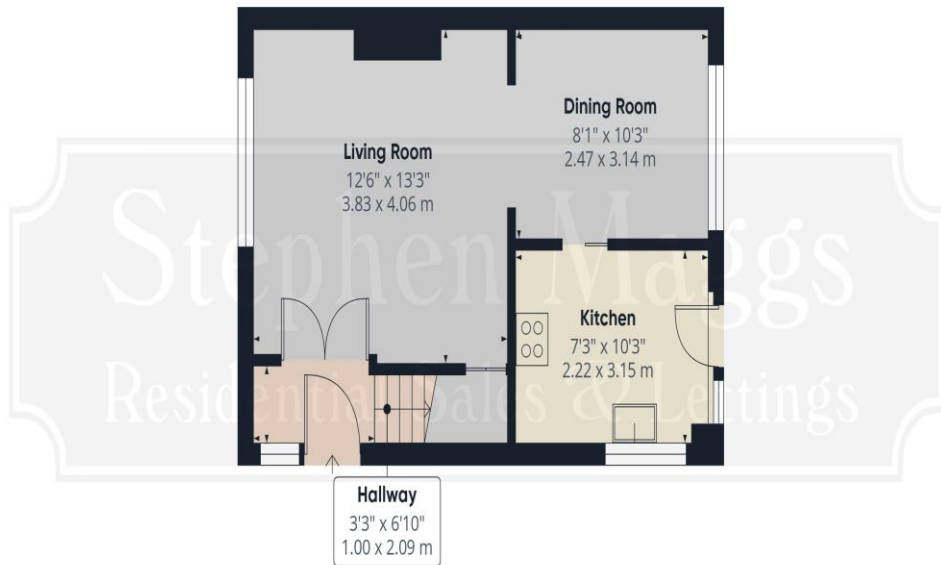
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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Residential Sales & Lettings

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.

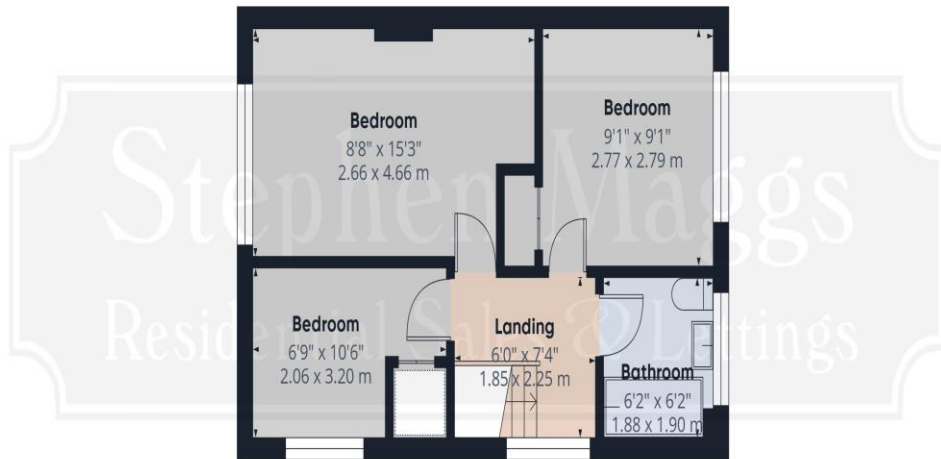
This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.



Floor 0

Approximate total area⁽¹⁾

714 ft²
66.4 m²



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.

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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)

42 Charnwood Road
BRISTOL
BS14 0JY

Energy rating

D

Valid until:

14 July 2035

Certificate
number:

0930-0200-8605-6513-0904

Property type

Semi-detached house

Total floor area

71 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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		