

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

5 Cornhill Drive Hengrove Bristol BS14 9SA

**A three bedroom semi detached offered for sale without an ongoing chain,
and priced to allow for updating.**



REF: ASW5673

Guide Price £300,000

**Three bedroom semi * Separate reception rooms * Kitchen * Double glazing *
Good size garden * Off-street parking * Requires updating * Council tax band: A
* 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:

HENGROVE is situated in South Bristol adjoining Whitchurch, and is served by Public Transport to Bristol City Centre and local areas. The area is served by both Primary and Comprehensive Schools, local shops, a Health Centre and an Asda Superstore. 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:

Offered for sale without the complication of an ongoing chain, this three bedroom semi detached is being sold for the first time in 40 years. The property enjoys a good size garden, and off-street parking. Priced to reflect the need for updating, so a high level of interest is anticipated.

ENTRANCE PORCH:

Opaque double glazed entrance door, double glazed window to the side with fitted venetian blind, part glazed door and sidescreen to:

HALLWAY:

Double glazed window to the rear, Baxi Brasilia wall heater, understair storage cupboard, staircase rising to the first floor.

LIVING ROOM: 15' 5" x 10' 6" (4.70m x 3.20m)

Double glazed window to the front with fitted vertical blind, gas fire set to a tiled fireplace with decorative timber surround, television point.

DINING ROOM: 10' 6" x 9' 8" (3.20m x 2.94m)

Double glazed window to the front with vertical blind.

KITCHEN: 11' 7" x 6' 7" (3.53m x 2.01m)

Double glazed window to the rear. Fitted wall and base units with worktop surface, inset 1.5 bowl single drainer sink unit, five burner gas cooking range, space and plumbing for automatic washing machine, opaque double glazed door giving access to the:

REAR PORCH:

Double glazed patio door giving access onto the rear garden, power and light, and door to:

CLOAKROOM:

Having a high level W.C.

FIRST FLOOR LANDING:

Double glazed window to the rear with fitted venetian blind, access to the loft space, doors to all first floor accommodation.

BEDROOM ONE: 12' 1" to fire breast x 11' 0" (3.68m x 3.35m)

Double glazed window to the front with fitted vertical blind, built-in alcove wardrobe.

BEDROOM TWO: 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to the front with fitted vertical blind, built-in airing cupboard housing a lagged hot water cylinder with fitted immersion heater.

BEDROOM THREE: 10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed window to the rear with fitted vertical blind, built-in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with the original panelled bath with electric shower over, vanity wash hand basin, low level W.C.

FRONT GARDEN:

At the front is a garden enclosed with a combination of walling and fencing, being laid to coloured stones beside which is a tarmac driveway providing off road parking for one car, pathway giving access to a wooden gate to the rear garden and the front door.

REAR GARDEN:

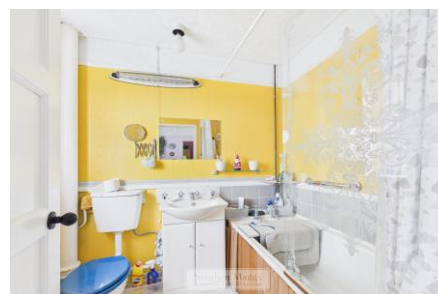
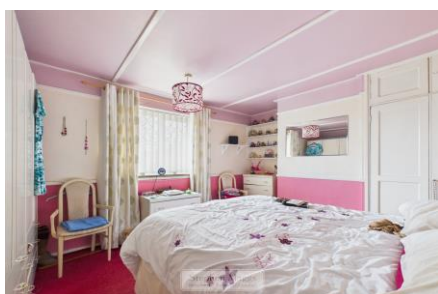
At the rear is a good size garden enclosed with wooden fencing, being laid mainly to lawn with an area of patio and two block built storage sheds.

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.

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.

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.



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)

5 Cornhill Drive
BRISTOL
BS14 9SA

Energy rating

E

Valid until:

29 September 2036

Certificate
number:

0710-0200-2706-5018-0604

Property type

Semi-detached house

Total floor area

86 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 D.

[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

