Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

73 Mile Walk
Whitchurch
Bristol BS14 0RR

Offered for sale WITH NO ONWARD CHAIN, this three bedroom end of terrace would someone who is looking to 'PUT THEIR OWN STAMP' onto a property.



REF: ASW5678

Asking Price £275,000

Three Bedroom End Of Terrace * Through Lounge/Dining Room
Kitchen * Bathroom With Separate W.C * Double Glazing
Economy 7 Electric Heating * Garage In Nearby Block * No Onward Chain
Council Tax Band: B * 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

APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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, TK Max 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:
This three bedroom end of terrace is ideally suited (in our opinion) to a first time buyer or investor who is happy to 'make it their own' in terms of decoration etc. The property offers double glazing, a conservatory and Economy 7 electric heating. There is a garage which is accessible from the rear with an additional parking space. Call to book your accompanied viewing appointment.

HALLWAY:
Double glazed entrance door, slimline night storage heater, built -in storage cupboard with electric meter, understair cupboard, staircase rising to first floor.

LOUNGE/DINING ROOM: 23' 1'' x 11' 1'' reducing to 8'3 (7.03m x 3.38m)
Double glazed window to the front, double glazed window overlooking the conservatory at the rear, brick built mock fireplace with T.V plinth, two slimline night storage heaters, television point.

KITCHEN: 9' 5'' x 8' 10'' (2.87m x 2.69m)
Double glazed door and window overlooking and giving access onto the conservatory. The garden is fitted with a range of Pear wood effect wall units with cornice and light pelmets, base fitted units with contrasting roll edge work surfaces, inset single drainer sink, space and plumbing for automatic washing machine, electric cooker point, space for upright fridge/freezer.

CONSERVATORY: 14' 8'' x 6' 2'' (4.47m x 1.88m)
Double glazed conservatory with polycarbonate roof, door giving access to the rear garden.

FIRST FLOOR LANDING:
Access to loft space with retractable ladder, airing cupboard housing a lagged hot water cylinder, doors to first floor accommodation.

BEDROOM ONE: 12' 7'' x 8' 11'' plus door recess (3.83m x 2.72m)
Double glazed window to the front, range of fitted bedroom furniture, slimline storage heater.

BEDROOM TWO: 10' 9'' x 8' 4'' (3.27m x 2.54m)
Double glazed window to the rear, slimline night storage heater.

BEDROOM THREE: 8' 5'' x 7' 10'' (2.56m x 2.39m)
Double glazed window to the front, slimline night storage heater.

BATHROOM:
Opaque double glazed window to the rear, fitted with a shower cubicle with an electric shower, vanity wash hand basin, tiled surrounds, slimline night storage heater.

SEPARATE W.C:
Opaque double glazed window to the rear, fitted with a white close coupled W.C.

FRONT GARDEN:
Enclosed with privet hedging, being laid to a combination of lawn and flowerbed.

REAR GARDEN:
At the rear is a garden enclosed with fencing, being laid to a combination of lawn with surrounding flowerbed, timber garden shed, rear pedestrian access.

GARAGE:
Situated in a block at the rear, having a metal up and over door, and additional parking space for one car.

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.











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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)

73 Mile Walk BRISTOL BS14 0RR	Energy rating **E**	Valid until:	**13 October 2036**
		Certificate number:	**1020-9005-0109-4093-0613**

Property type	End-terrace house
Total floor area	77 square metres

Rules on letting this property

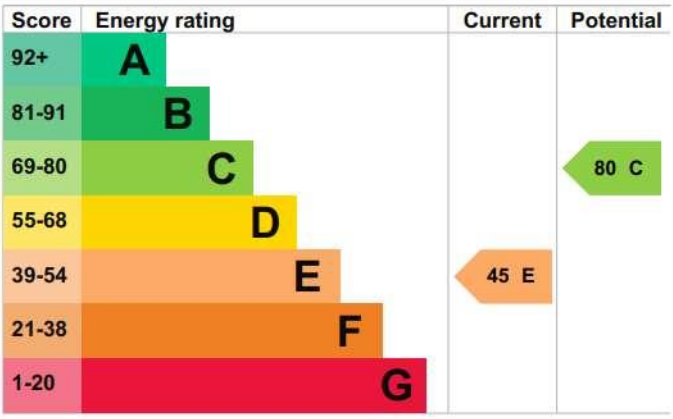
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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