

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

59 The Groves Hartcliffe Bristol BS13 0AF

This two bedroom terrace would make an ideal STARTER HOME or INVESTMENT OPPORTUNITY.



REF: ASW5584

Guide Price £230,000

**Two Bedroom Terrace House * Living Room * Kitchen/Dining Room Cloakroom
Gas Central Heating & Double Glazing * Council Tax Band: B * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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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:

Presenting an ideal opportunity for first time buyers, or investors is this two bedroom house. The property offers off street parking, lounge, kitchen, cloakroom, bathroom, enclosed rear garden, double glazing and gas central heating.

HALLWAY:

Part glazed entrance door, electric consumer box, single panelled radiator, understair storage cupboard, staircase rising to first floor.

CLOAKROOM:

Fitted with a white close coupled W.C, pedestal wash hand basin with tiled splashback, single panelled radiator, electric extractor fan.

LIVING ROOM: 15' 0" x 9' 2" (4.57m x 2.79m)

Double glazed French doors with side windows overlooking and giving access onto the rear garden, panelled radiator, television point.

KITCHEN/DINING ROOM: 13' 7" x 8' 1" (4.14m x 2.46m)

Double glazed window to the front with fitted roller blind. The kitchen is fitted with a range of Maple effect wall and base units with worktop surface, inset stainless steel 1.5 bowl single drainer sink unit, plumbing for automatic washing machine, built in single oven, four burner gas hob with cooker hood over, cupboard housing a Worcester gas fired boiler supplying central heating and domestic hot water, single panelled radiator, extractor fan.

FIRST FLOOR LANDING:

Panelled radiator, access to loft space, built in airing cupboard housing a lagged hot water cylinder, doors to first floor accommodation.

BEDROOM ONE: 15' 0" x 11' 3" narrowing to 8' 5" (4.57m x 3.43m)

Two double glazed windows to the front with fitted venetian blinds, panelled radiator, built in over stair shelved cupboard.

BEDROOM TWO: 11' 1" x 7' 10" (3.38m x 2.39m)

Double glazed window to the rear with fitted roller blind, panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with mixer tap and mixer shower, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled surrounds, designer radiator.

FRONT GARDEN:

At the front is a block paved area providing off road parking, with flower border to one side and path leading to the front door on the other.

REAR GARDEN:

Enclosed with lapwood fencing is a good sized West facing garden, having an area of patio immediately adjacent to the house, with the majority of the remainder laid to lawn with rear pedestrian access.

N.B:

There is a monthly service of £35 to cover the communal areas, lighting etc. DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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.

Stephen Maggs
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 cliff@stephenmaggs.co.uk before any offer is put forward.



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)

59 The Groves
BRISTOL
BS13 0AF

Energy rating

C

Valid until:

27 October 2031

Certificate
number:

0339-4820-1109-0383-0222

Property type

Mid-terrace house

Total floor area

66 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 A.

[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 | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |