

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**97 Hengrove Lane
Hengrove
Bristol BS14 9DH**

FOUR/FIVE BEDROOM, family home located close to local amenities and good transport links.



REF: ASW5669

Offers in Excess of £400,000

Four/Five Bedroom Semi Detached Home * Two Reception Rooms * Two Bathrooms * No Ongoing Chain * Recently Extended & Modernised * Garage & Driveway * Energy Rating: C * Council Tax Band: C * 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



DESCRIPTION:

Welcomed to the market with NO ONGOING CHAIN is this deceptively spacious FOUR/FIVE BEDROOM home, situated in a convenient position close to local amenities and transport links. This property has undergone recent additions and renovations including two further bedrooms and bathroom to the first floor, combination boiler, fitted kitchen with built in appliances and a stylish ground floor shower room. Internal viewing is recommended.

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, Tesco and 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.

ENTRANCE HALL:

Upvc double glazed door and side panels, meter cupboard housing gas and electric meters, door to:

BEDROOM FIVE/STUDY: 8' 9" x 8' 5" (2.66m x 2.56m)

Double glazed window and triple glazed wooden window to the side, double panelled radiator.

LOUNGE: 16' 2" x 10' 7" (4.92m x 3.22m)

Upvc window to the front and secondary glazing and double panelled radiator below.

GROUND FLOOR SHOWER ROOM: 6' 10" x 5' 6" (2.08m x 1.68m)

Fully tiled fully tiled throughout, shower cubicle with mixer shower, low level W.C, sink with mixer tap set to a vanity unit, wall hung mirror, extractor fan.

KITCHEN/DINING ROOM: 19' 6" x 12' 0" (5.94m x 3.65m)**KITCHEN AREA: 0' 0" x 0' 0" (0.00m x 0.00m)**

Upvc window to the rear, fitted kitchen with grey gloss wall and base units, marble effect worksurface, built-in electric oven and hob, ceiling hung extractor, integrated fridge/freezer, dishwasher and washing machine, sink with mixer tap, tiled splash backs, laminated flooring, ceiling spot lights, opening to:

DINING AREA:

Bi folding doors opening and giving access onto the rear garden, continuation of laminated flooring, vertical double panelled radiator, door to understairs cupboard.

FIRST FLOOR LANDING:

Two access doors to loft area, Velux window, ceiling spotlights.

BEDROOM TWO: 12' 2" x 10' 8" (3.71m x 3.25m)

Upvc window to the rear, double panelled radiator.

BEDROOM ONE: 13' 7" x 10' 8" (4.14m x 3.25m)

Upvc window to the front, double panelled radiator.

BEDROOM THREE: 11' 9" x 8' 8" (3.58m x 2.64m)

Upvc window to the side, double panelled radiator.

BEDROOM FOUR: 11' 4" x 8' 10" (3.45m x 2.69m)

Upvc window to the side and double panelled radiator.

FAMILY BATHROOM: 7' 5" x 5' 5" (2.26m x 1.65m)

Fitted with a white suite comprising of a panelled bath with mixer shower over, low level W.C, with sink set to a vanity unit, opaque Upvc window to side, tiled walls.

FRONT GARDEN:

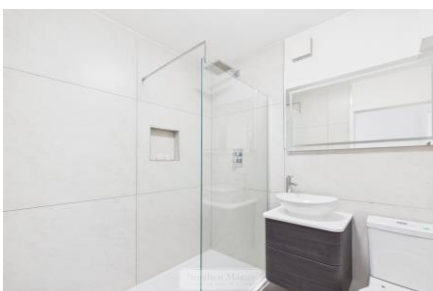
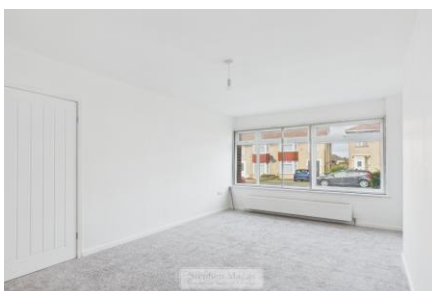
Laid to lawn with boundary hedge and low wall, with access to side door and rear gate, off road parking leading to the attached garage.

REAR GARDEN:

Enclosed by boundary wall, mainly laid to patio with access to the garage and storage shed.

N.B:**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.



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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.

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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)

97 Hengrove Lane
BRISTOL
BS14 9DH

Energy rating

C

Valid until:

15 January 2036

Certificate number:

9649-3058-8209-8796-0204

Property type

Semi-detached bungalow

Total floor area

90 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		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		