Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

39 Aldwick Avenue
Hartcliffe
Bristol BS13 0NX

A spacious THREE BEDROOM middle terraced family home, with driveway parking. Offered to sale without the complication of a ONGOING CHAIN.



REF: ASW5670

Asking Price £245,000

Three Bedroom Mid Terrace * Close to Local Amenities & Good Transport Links
Double Glazing & Gas Central Heating * Driveway Parking * Energy Rating: D
Council Tax Band: B * 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

APPROVED CODE TRADINGSTANDARDS.GOV.UK The Property Ombudsman

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:
This three bedroom starter home offers both gas central heating and double glazing, together with a South facing rear garden and off-street parking. The property is offered for sale without the complication of an ongoing chain, and has been priced to reflect the need for some updating. Call to book your accompanied viewing appointment.

ENTRANCE HALLWAY:
Upvc door and opaque side screen, cupboard with gas and electric meters.

LOUNGE:
Upvc double glazed window to the front.

KITCHEN/DINER:
Upvc double glazed window to the rear, French doors onto the rear garden, range of wall and base units, stainless steel 1.5 bowled single drainer sink unit, space for washing machine and dishwasher, built in oven and gas hob with extractor fan above, single panelled radiator.

FIRST FLOOR LANDING:
Loft access, insulated loft.

BATHROOM:
Opaque double glazed window to the rear, Fitted with a white suite, bath with mixer shower over, fully tiled, ladder style radiator.

BEDROOM TWO:
Double glazed window to the rear, single panelled radiator.

BEDROOM ONE:
Double glazed window to the front, cupboard housing Worcester combination boiler.

BEDROOM THREE:
Upvc double glazed window to the front, single panelled radiator.

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.











Stephen Maggs
Residential Sales & Lettings

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)

39 Aldwick Avenue BRISTOL BS13 0NX	Energy rating **D**	Valid until:	**8 October 2036**
		Certificate number:	**3020-0007-0150-1091-0623**

Property type	Mid-terrace house
Total floor area	80 square metres

Rules on letting this property

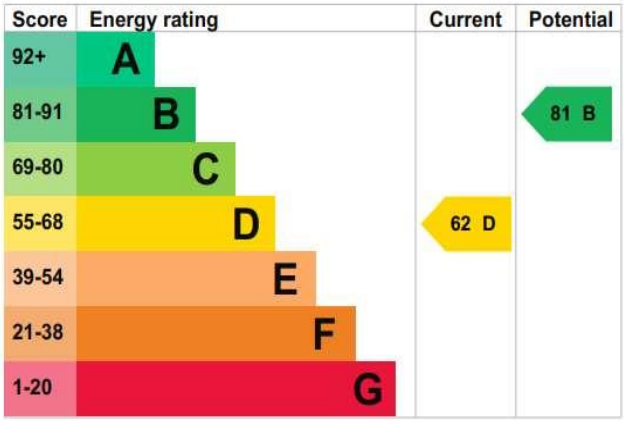
Properties can be let if they have an energy rating from A to E.

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 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