

Valuations based on experience!

**62 Grass Meers Drive
Whitchurch
Bristol BS14 0LG**

This three bedroom terrace offers A FULL WIDTH SINGLE STOREY EXTENSION, and must be viewed to be appreciated.



REF: ASW5530

Offers in Excess of £295,000

Three Bedroom Extended Terrace * Living Room With Dining Room Off * Fitted Kitchen * Gas Central Heating & Double Glazing * Parking For Two Cars * Upward Chain Complete * 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
www.stephenmaggs.co.uk email@stephenmaggs.co.uk

SITUATION:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. 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:

Offering well presented accommodation, this EXTENDED three bedroom end of terrace needs to be viewed to be appreciated. Enjoying both gas central heating & double glazing, the property has off road parking for two cars at the front. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Opaque double glazed entrance door, opaque double glazed window to the side, laminated timber flooring, door to:

CLOAKROOM:

Fitted with a white close coupled W.C, corner wash hand basin with tiled splashback, panelled radiator.

HALLWAY:

Approached from the entrance porch, glazed entrance door, double panelled radiator, continuation of laminated flooring, understair storage cupboard and coat recess, staircase rising to the first floor.

KITCHEN/BREAKFAST ROOM: 12' 0" x 9' 6" (3.65m x 2.89m)

Double glazed window to the front with fitted Venetian blind. The kitchen is fitted with a range of white high gloss shaker style unit comprising wall units, and base units with timber effect worktop surfaces, inset 1.5 bowl single drainer sink unit, built-in double oven, five burner gas hob with cooker hood over, integrated washing machine and integrated fridge-freezer, double panelled radiator, fitted breakfast bar, tiled splashback, laminated timber flooring.

LIVING ROOM: 15' 11" x 12' 2" (4.85m x 3.71m)

Laminated timber flooring, double panelled radiator, television point, opening through to:

DINING ROOM: 13' 9" x 8' 8" (4.19m x 2.64m)

This occupies a single story extension to the rear, double glazed French doors with side panels overlooking and giving access onto the rear garden, two Velux style windows, continuation of the laminated flooring, double panelled radiator.

FIRST FLOOR LANDING:

Access to loft space, doors to all first floor accommodation.

BEDROOM ONE: 12' 5" to wardrobe x 9' 8" (3.78m x 2.94m)

Double glazed window to the rear with fitted Venetian blind, double panelled radiator, built-in wardrobe with sliding doors, laminated flooring, recessed low voltage spotlights, television point.

BEDROOM TWO: 10' 4" x 9' 9" (3.15m x 2.97m)

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

BEDROOM THREE: 9' 0" x 6' 0" (2.74m x 1.83m)

Double glazed window to the rear with fitted Venetian blind, laminated flooring, panelled radiator.

BATHROOM:

High level opaque double glazed window to the front. Fitted with a white suite comprising of a panelled bath with mixer shower and mixer tap, glass shower screen, vanity wash hand basin, W.C with concealed cistern, tiled surrounds and floor, recessed low voltage spotlights.

FRONT GARDEN:

The front is laid to block paving proving off road parking for two cars, and has a bin storage area and an outside water point.

REAR GARDEN:

At the rear is a garden enclosed with render walling and fencing, having a rear pedestrian access, laid to a combination patio and lawn with outside light.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





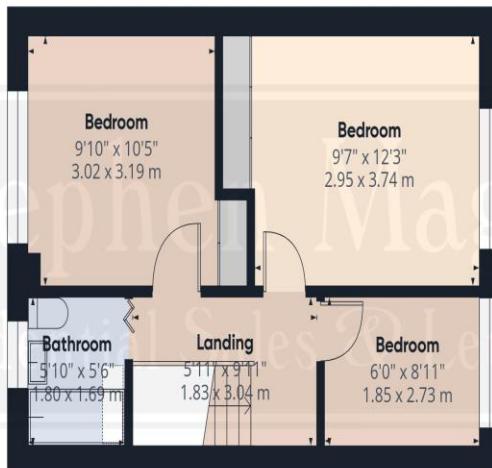
Stephen Maggs

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.

Stephen Maggs
Residential Sales & Lettings

Approximate total area⁽¹⁾

897.51 ft²
83.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy performance certificate (EPC)

62 Grass Meers Drive
BRISTOL
BS14 0LG

Energy rating

C

Valid until:

5 March 2035

Certificate
number:

2608-6015-6002-0107-0706

Property type Mid-terrace house

Total floor area 87 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 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