

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

26 Parkwood Close Whitchurch Bristol BS14 0EA

AN EXTENDED three bedroom detached offering potential for further extension, large double glazed conservatory. Offered for sale WITH NO ONGOING CHAIN.



REF: ASW5594

Asking Price £375,000

Extended three bedroom detached * Double glazed conservatory * Ground floor shower room * West facing rear garden * Garage & parking * No onward chain * Council tax band: D * EOC 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:

Offered for sale without an onward chain, this extended three bedroom detached is situated close to local amenities. With the potential for further extension, this family home enjoys a large double glazed conservatory, garage with additional parking for three cars, and a West facing rear garden. Sure to attract a high level of interest, we strongly advise an early viewing appointment be arranged to secure.

ENTRANCE PORCH:

Double glazed entrance door, double glazed window to front and side, single panel radiator, tiled floor, glazed door to:

LIVING ROOM: 17' 7" x 12' 11" (5.36m x 3.93m)

Double glazed window to the front, stone built fireplace housing a woodburning stove, two double panelled radiators, television point, square opening to:

DINING ROOM: 10' 6" x 9' 0" (3.20m x 2.74m)

Double glazed patio door overlooking and giving access onto the: conservatory, double panelled radiator.

CONSERVATORY: 15' 10" x 10' 1" (4.82m x 3.07m)

Substantial double glazed conservatory having fitted roller blind to all windows and doors, polycarbonate roof, single light with fan, two double panelled radiators, tiled flooring and double glazed French doors overlooking and giving access onto the rear garden.

KITCHEN: 16' 3" x 13' 5" narrowing to 10'7" (4.95m x 4.09m)

This incorporates part of the side extension and a double glazed windows to the side and rear, double glazed doors giving access to the side and rear, fitted with a comprehensive range of light Oak effect wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worksurfaces, inset stainless steel 1.5 bowl single drainer sink unit, built in double oven, five burner gas hob, space and plumbing for automatic washing machine and dishwasher, double panelled radiator, tiled floor, under stair storage cupboard, two double glazed Velux windows, door to:

SHOWER ROOM:

Opaque double glazed window to the front, fitted with a corner shower cubicle with a mixer shower, vanity wash hand basin, close coupled W.C, tiled floor, Vaillant gas fired combination boiler supplying central heating and domestic hot water, single panelled radiator.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space, doors to all first floor accommodation.

BEDROOM ONE: 13' 5" x 10' 1" including depth of wardrobe (4.09m x 3.07m)

Double glazed window to the front, wall to wall fitted wardrobes, single panelled radiator, television point.

BEDROOM TWO: 10' 9" x 10' 1" (3.27m x 3.07m)

Double glazed window to the rear, single panelled radiator, built-in storage cupboard.

BEDROOM THREE: 9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to the front, single panelled radiator, built-in over stair storage cupboard.

BAHTROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with folding glass shower screen and electric shower over, tiling to two walls, tiled floor, single panelled radiator.

SEPERATE W.C:

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

FRONT GARDEN:

The front garden is arranged to a combination of flowerbed and coloured stones, having a large area that extends to the side proving off road parking for three cars and giving access to the garage.

GARAGE:

Single garage being dethatched at the side having an up ands over door and a side personal door.

REAR GARDEN:

At the rear is a garden that is enjoying a sunny Westerly aspect, enclosed with a combination of walling and fencing being laid primarily to paving with surrounding flower and shrub border.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white double-line border. The text is white and centered.

Stephen Maggs
Residential Sales & Lettings

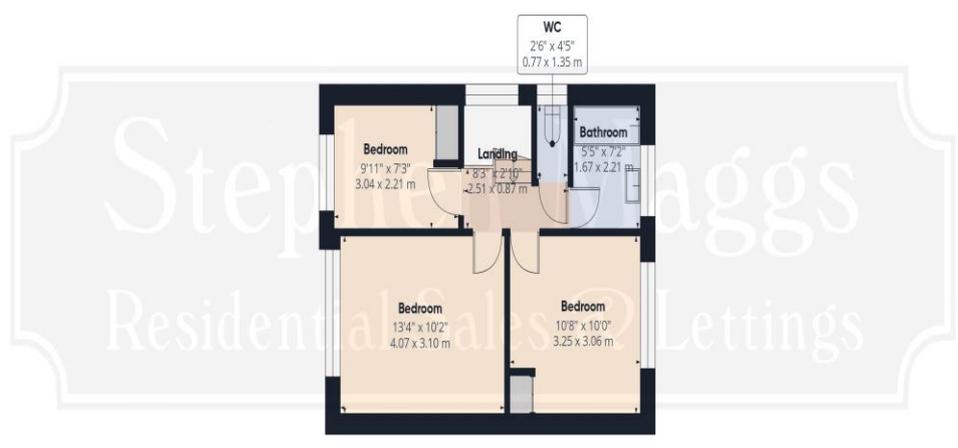
If you are interested in putting an offer in on this property, I will need the following information from you first.

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 reception@stephenmaggs.co.uk before any offer is put forward.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1132 ft²
105.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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)

26 Parkwood Close BRISTOL BS14 0EA	Energy rating C	Valid until: 27 October 2035
		Certificate number: 2060-2810-7050-6091-8021

Property type	Detached house
Total floor area	93 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		