



Valuations based on experience!

**8 Lowlis Close
Henbury
Bristol BS10 7PD**

A spacious, VERY WELL PRESENTED three bedroom semi detached, situated in a cul-de-sac, and offered for sale WITH NO ONGOING CHAIN.



REF: ASW5540

Offers in Excess of £300,000

**Very well presented three bedroom semi * Modern kitchen & bathroom
Gas central heating & double glazing * South facing rear garden
Off-street parking * No onward chain
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:

The property is situated in Henbury which is situated in North Bristol. Very conveniently situated for easy access to the motorway network, and The Mall at Cribbs Causeway (walking distance for most). Recreational facilities are available at nearby Blaise Hamlet, and country walks are not far away.

DESCRIPTION:

Having been the subject of a comprehensive refurbishment program a few years ago, and having been recently redecorated, this spacious three bedroom semi detached is sure to impress. Offering a modern fitted kitchen and bathroom, attractive South facing rear garden, and off-street parking. Only by viewing internally can the true quality of the accommodation of offer be fully appreciated.

HALLWAY:

Opaque double glazed entrance door, central heating thermostat, double panelled radiator, understair cupboard, Broadband point, staircase rising to the first floor.

LIVING ROOM: 12' 11" x 12' 9 (3.93m x 3.88m)

Double glazed patio door overlooking and giving access onto the rear garden, double panelled radiator, doorway to:

KITCHEN/DINING ROOM: 19' 0" x 10' 2 (5.79m x 3.10m)

Double glazed window to the front, double glazed French doors overlooking and giving access onto the rear garden. The kitchen area has been completely refitted in a range of light Oak wall units with fitted light pelmets and cornice, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, built-in single oven, four burner gas hob with cooker extractor hood over, wall mounted 'Ideal' gas fired boiler supplying gas central heating and domestic hot water, plumbing for automatic washing machine and dishwasher, laminated flooring, double panelled radiator, recessed low voltage spotlights, extractor fan.

FIRST FLOOR LANDING:

Double glazed window to the front, built-in airing cupboard housing a lagged hot water cylinder, doors to first floor accommodation, access to loft space, central heating timer control unit.

BEDROOM ONE: 12' 11" x 10' 6 (3.93m x 3.20m)

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

BEDROOM TWO: 10' 5" x 10' 2 (3.17m x 3.10m)

Double glazed window to the rear, single panelled radiator.

BEDROOM THREE: 8' 5" x 8' 2 (2.56m x 2.49m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

Opaque double glazed widow to the side. The bathroom has been completely refitted with a white suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin, close coupled W.C, tiled walls and floor, electric shaver point, recessed low voltage ceiling spotlights, designer radiator.

FRONT GARDEN:

The front is laid to block paving providing off road parking for several cars, with a wooden door giving access to side area with block built storage shed and further wooden gate giving access to:

REAR GARDEN:

At the rear is a garden enclosed with walling and fencing, having an area of blocked paved paving immediately to the rear with outside power points, beyond which is a garden which is laid mainly to lawn with apple trees, palm tree and shrubs.





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.



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)

8 Lowlis Close
BRISTOL
BS10 7PD

Energy rating

C

Valid until:

23 March 2035

Certificate
number:

7400-2075-0002-0027-0306

Property type

Semi-detached house

Total floor area

82 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)

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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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		