

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

10A Wharnecliffe Close Whitchurch Bristol BS14 9NE

A two bedroom first floor flat with a GARAGE & PARKING, offered for sale with NO ONGOING CHAIN, and priced to allow for some cosmetic updating.



REF: ASW5602

Offers in Excess of £170,000

**Two bedroom first floor flat * Gas central heating & double glazing
Garage & parking * No ongoing chain
Priced to allow for cosmetic updating
Council tax band: A * 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, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Offered for sale without the complication of an ongoing chain, this two bedroom first floor flat is situated in a cul-de-sac close to local amenities. The flat is centrally heated and is double glazed, boasting a garage with an additional parking space at the rear. As it is priced to allow for cosmetic updating, we anticipate a good deal of interest, so call to book your accompanied viewing without delay!

ENTRANCE:

Upvc double glazed entrance door into lobby which has panelled radiator, staircase rising to first floor.

LANDING:

Double glazed window to the side, double panelled radiator, access to loft space, doors to all accommodation.

LIVING ROOM: 16' 0" x 10' 9" (4.87m x 3.27m)

Double glazed bay window to the front, panelled radiator, television point.

KITCHEN: 10' 2" x 10' 2" maximum (3.10m x 3.10m)

An 'L' shaped kitchen having double glazed windows to the side and rear, fitted wall and base units with worktop surface, plumbing for automatic washing machine, gas cooker point, wall mounted Worcester gas fired combination boiler supplying central heating and domestic hot water, built in over stair storage cupboard, extractor fan.

BEDROOM ONE: 13' 2" x 10' 8" (4.01m x 3.25m)

Double glazed window to the rear, single panelled radiator, fitted wardrobe with sliding doors.

BEDROOM TWO: 10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed window to the front, panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of panelled bath with mixer tap shower, pedestal wash hand basin, close coupled W.C, tiled walls, designer radiator.

OUTSIDE:

Outside to the there is hardstanding for one car, to the side of which is a garage which has a metal up and over door and side personal door, approached via pathway.

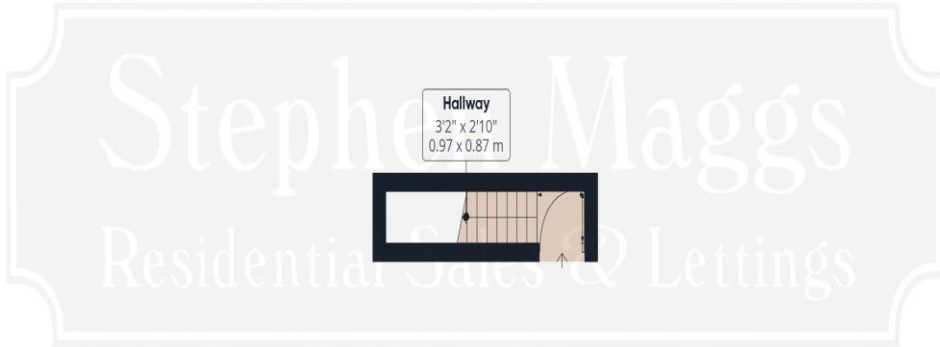
ANTI-MONEY LAUNDERING:

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.



Approximate total area⁽¹⁾

567 ft²

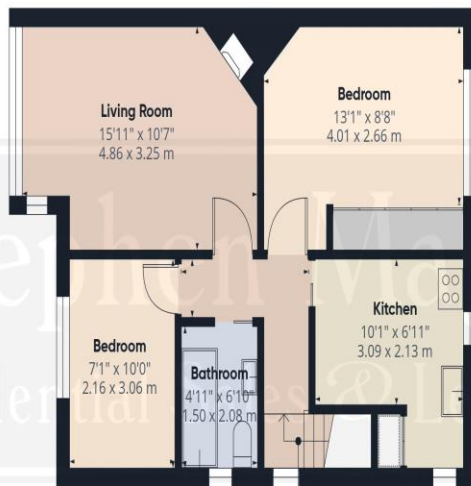
52.7 m²

(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.

GIRAFFE360

Floor 0



Landing

8'6" x 2'8"
2.59 x 0.81 m

Floor 1



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.

Energy performance certificate (EPC)

10a Wharnecliffe Close
BRISTOL
BS14 9NE

Energy rating

C

Valid until:

19 January 2036

Certificate
number:

0295-0200-0206-6019-0004

Property type

Top-floor flat

Total floor area

57 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		