Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

85 Leaholme Gardens
Whitchurch
Bristol BS14 0LJ

A three bedroom terraced starter home, situated in a popular position close to local amenities. PRICED TO SELL!



REF: ASW5683

Asking Price £280,000

Three Bedroom Terrace * Gas Central Heating & uPVC Double Glazing * 15'11 ft Lounge/Diner * Close To Local Amenities * Ideal For First Time Buyers * Off road parking and garage * Energy Rating: TBC * 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:
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 are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Tesco Home Centre. 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:
This three bedroom terrace offering accommodation ideally suited to first time buyers, and is priced to attract an early sale. Offering both gas central heating and double glazing, the accommodation is ready to move into. with a garage and off road parking at the rear, this property should be viewed without delay.

ENTRANCE:
Upvc double glazed door into:

HALLWAY:
uPVC double glazed window to the front, Stairs rising to first floor, open understairs storage area, double panelled radiator.

LOUNGE: 15' 11'' x 12' 2'' (4.85m x 3.71m)
Two Upvc double glazed French doors overlooking and giving access onto the rear garden, laminated timber flooring, double panelled radiator.

KITCHEN: 12' 5'' x 9' 5'' (3.78m x 2.87m)
Upvc double glazed window to the front, fitted kitchen comprising of a range of wall and base units with worksurface over, single drainer sink unit with mixer tap over, tiled splashback, laminated flooring, built in electric oven and hob, space for washing machine, tumble dryer, fridge/freezer.

FIRST FLOOR LANDING:
Access to loft space, doors to all first floor accommodation and airing cupboard housing gas combination boiler.

BEDROOM ONE: 11' 10'' x 9' 8'' (3.60m x 2.94m)
Upvc double glazed window to rear, double panelled radiator.

BEDROOM TWO: 9' 10'' x 9' 7'' (2.99m x 2.92m)
Upvc double glazed window to front, double panelled radiator.

BEDROOM THREE: 8' 11'' x 5' 11'' (2.72m x 1.80m)
Upvc double glazed window to rear, double panelled radiator.

BATHTROOM:
Upvc double glazed opaque window to the front, fitted with a white suite comprising of shower cubicle with electric shower, low level W.C, pedestal wash hand basin., double panelled radiator.

FRONT GARDEN:
Off road parking, laid to brick pavers, low brick boundary wall.

REAR GARDEN:
Block built walled garden, laid to patio, detached garage to the rear.

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.

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











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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.

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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.