

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 49 Kilbirnie Road Whitchurch Bristol BS14 0HP

**This EXTENDED two bedroom semi detached bungalow is situated in A SOUGHT AFTER ROAD, and comes WITHOUT THE COMPLICATION OF AN ONGOING CHAIN.**



REF: ASW5625

**Asking Price £375,000**

**Two Bedroom Bungalow \* Large Living Room \* Extended Kitchen/Dining Room  
Good Size Rear Garden \* Gas Central Heating & Double Glazing \* Replacement  
Roof \* No Ongoing Chain \* Council Tax Band: C \* EPC Rating: D**

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](http://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, Sports 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, Argos, Next and Boots. 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:**

Being offered for sale without an ongoing chain, this extended two bedroom semi detached bungalow requires an early internal viewing to avoid disappointment. offering a new roof, the property enjoys a 23'10 kitchen/dining room with access directly onto the good size rear garden, gas central heating & double glazing. Situated in one of the areas most sought after roads, a strong demand is expected.

**ENTRANCE PORCH:**

Double glazed entrance door, double glazed window with fitted vertical blind to the side, low voltage ceiling spotlights, tiled floor, single panelled radiator, double glazed door and sidescreen to:

**HALLWAY:**

Double panelled radiator, cupboard housing the electric meter, second cupboard housing a Vaillant gas fired combination boiler supply central heating and domestic hot water, access to loft space with retractable ladder and lighting.

**LIVING ROOM: 16' 7" x 11' 11" (5.05m x 3.63m)**

Double glazed bow window to the front with fitted vertical blind and deep display cill, gas living flame fire set to decorative fireplace, two double panelled radiators, television point, wiring for wall lights.

**KITCHEN/DINING ROOM: 23' 10" x 10' 3" narrowing to 10'1 (7.26m x 3.12m)**

Double glazed windows to the side and rear (each with fitted vertical blind), double glazed patio door with vertical blind overlooking and giving access onto the rear garden. The kitchen area is fitted with an extensive range of light Oak fronted wall and base units with contrasting worktop surfaces, fully integrated appliances comprising fridge/freezer, four ring glass hob with cooker hood over, dishwasher and washing machine, tiled splashbacks, two double panelled radiators.

**BEDROOM ONE: 14' 2" x 11' 10" (4.31m x 3.60m)**

Double glazed window with fitted vertical blind to the rear, range of fitted wardrobes, single panelled radiator.

**BEDROOM TWO: 10' 2" x 7' 10" (3.10m x 2.39m)**

Double glazed bow window to the front with fitted vertical blind and deep display cill, panelled radiator.

**BATHROOM:**

Opaque double glazed window to the side with fitted roller blind, fitted with a corner shower cubicle with a mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls, double panelled radiator.

**FRONT GARDEN:**

At the front is an open plan garden being laid to lawn, block paviour driveway providing off road parking for two cars leading to the garage, and a wooden gate giving access to the rear garden.

**GARAGE:**

There is a single garage detached at the side, having a metal up and over door, and a side personal door.

**REAR GARDEN:**

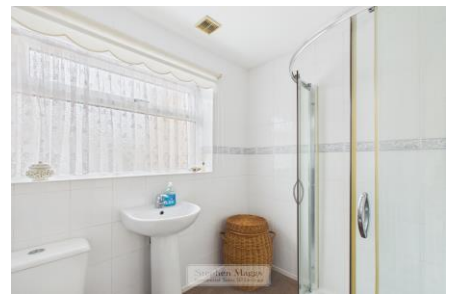
At the rear is a larger than average garden being enclosed primarily with lapwood fencing, having an area of patio immediately adjacent to the bungalow, with then a garden having a central area of lawn with surrounding coloured stones, timber garden shed, aluminium greenhouse.

**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.



# 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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@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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Approximate total area<sup>1)</sup>  
813 ft<sup>2</sup>  
75.6 m<sup>2</sup>

(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

**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)

49 Kilbirnie Road  
BRISTOL  
BS14 0HP

Energy rating

**D**

Valid until:

21 April 2036

Certificate  
number:

4203-1046-7002-0124-0002

Property type

Semi-detached bungalow

Total floor area

77 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 D. 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		