



Valuations based on experience!

**24 Parkwood Close
Whitchurch
Bristol BS14 0EA**

**An EXTENDED three bedroom family home offering TWO RECEPTION ROOMS,
a WEST facing rear garden, and lots of parking plus a garage.**



REF: ASW5600

Guide Price £350,000

**Extended 3 bedroom home * Cloakroom * Gas central heating
Double glazing * Garage & ample additional parking
West facing rear garden * Council tax band: C * 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:

Situated close to local amenities, this three bedroom family home offers extended ground floor accommodation which must be viewed to be appreciated. Enjoying both gas central heating and double glazing, the property offers a good size West facing rear garden, and has off-street parking for 5 cars and a single garage. Add this one to your viewing list.

ENTRANCE: PORCH:

Opaque double glazed entrance door and sidescreen, composite glazed door and side panel to:

HALLWAY:

Panelled radiator, understair storage cupboard, central heating thermostat, staircase rising to the first floor.

LIVING ROOM: 13' 0" x 10' 3" (3.96m x 3.12m)

Double glazed window to the front with fitted vertical blind, double panelled radiator, television point, timber fire surround with gas fire (not in service) Square opening to:

DINING/DAY ROOM: 16' 8" x 10' 9" (5.08m x 3.27m)

This was originally the dining room and kitchen. Double glazed window to the side with fitted vertical blind, double panelled radiator, ceiling and wall light, glazed door to:

REAR LOBBY:

Opaque double glazed door to driveway, door to kitchen and door to:

UTILITY/CLOAKROOM:

Opaque double glazed window to the rear, fitted with a white low level W.C, corner wash hand basin with tiled splashback, double panelled radiator, space and plumbing for automatic washing machine.

KITCHEN: 10' 2" x 9' 4" (3.10m x 2.84m)

Opaque double glazed door giving access onto the rear garden. Double glazed window to the rear with fitted roller blind. The kitchen is fitted with a range of cream fronted wall and base units with contrasting roll edge work surfaces, inset stainless steel single drainer sink unit, electric cooker point, plumbing for dishwasher, tiled surrounds.

FIRST FLOOR LANDING:

Double glazed window to the side, access to partially boarded loft space which has light and retractable ladder, housing a Worcester combination boiler supplying central heating and domestic hot water. Doors to first floor accommodation.

BEDROOM ONE: 13' 1" x 9' 5" (3.98m x 2.87m)

Double glazed window to the front with fitted vertical blind, built in wardrobe.

BEDROOM TWO: 10' 0" x 8' 10" (3.05m x 2.69m)

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

BEDROOM THREE: 9' 11" x 7' 0" (3.02m x 2.13m)

Double glazed window to the front with fitted vertical blind, panelled radiator, built-in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising of a panelled bath with a "Mira" electric shower over, pedestal wash hand basin, tiled surrounds, panelled radiator.

FRONT GARDEN:

The front is laid to tarmac providing off road parking for three cars, to the side of the house is a block paviour driveway with security light providing further parking for two cars and giving access to the garage.

GARAGE:

There is a single garage detached at the rear, having an up and over metal door, with power an light connected, and a rear personal door.

REAR GARDEN:

At the rear is a garden enjoying a Westerly aspect taking advantage of afternoon sun, being enclosed with lapwood fencing, an area laid to block paving immediately adjacent to the house with outside light, beyond which is a garden laid to lawn with a side flower border.





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)

| | | |
|--|---------------------------|---|
| 24 Parkwood Close BRISTOL BS14 0EA | Energy rating C | Valid until: 6 January 2036 |
| | | Certificate number: 0097-0200-7306-6315-0704 |

Property type

Semi-detached house

Total floor area

89 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 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 | | |
| 69-80 | C | 71 C | 80 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |