

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

39 Aldwick Avenue Hartcliffe Bristol BS13 0NX

A spacious THREE BEDROOM middle terraced family home, with driveway parking. Offered to sale without the complication of a ONGOING CHAIN.



REF: ASW5670

Asking Price £250,000

**Three Bedroom Mid Terrace * Close to Local Amenities & Good Transport Links
Double Glazing & Gas Central Heating * Driveway Parking * Energy Rating: D
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

SITUATION:

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B&Q, Home sense, Costa Coffee, M & S Argos, Next, Boots, a bus route which serves both the City Centre and Cribbs Causeway, with easy very useful access to the new South Bristol Link Road.

DESCRIPTION:

This three bedroom starter home offers both gas central heating and double glazing, together with a South facing rear garden and off-street parking. The property is offered for sale without the complication of an ongoing chain, and has been priced to reflect the need for some updating. Call to book your accompanied viewing appointment.

ENTRANCE HALLWAY:

Upvc door and opaque side screen, cupboard with gas and electric meters.

LOUNGE:

Upvc double glazed window to the front.

KITCHEN/DINER:

Upvc double glazed window to the rear, French doors onto the rear garden, range of wall and base units, stainless steel 1.5 bowled single drainer sink unit, space for washing machine and dishwasher, built in oven and gas hob with extractor fan above, single panelled radiator.

FIRST FLOOR LANDING:

Loft access, insulated loft.

BATHROOM:

Opaque double glazed window to the rear, Fitted with a white suite, bath with mixer shower over, fully tiled, ladder style radiator.

BEDROOM TWO:

Double glazed window to the rear, single panelled radiator.

BEDROOM ONE:

Double glazed window to the front, cupboard housing Worcester combination boiler.

BEDROOM THREE:

Upvc double glazed window to the front, single panelled radiator.

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.



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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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If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

Energy performance certificate (EPC)

39 Aldwick Avenue
BRISTOL
BS13 0NX

Energy rating

D

Valid until:

8 October 2036

Certificate number:

3020-0007-0150-1091-0623

Property type

Mid-terrace house

Total floor area

80 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		