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

Asking Price £180,000

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

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 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 overstair 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.

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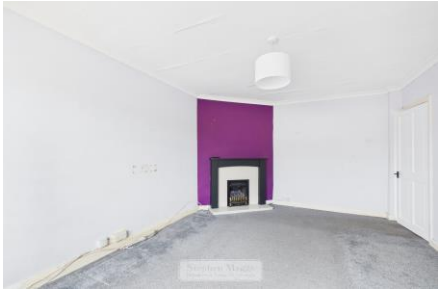
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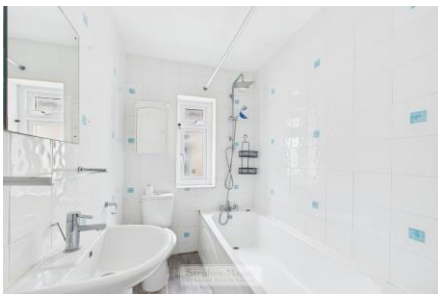
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If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

DynamicPDF Rasterizer v2.0 evaluation (www.DynamicPDF.com)

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

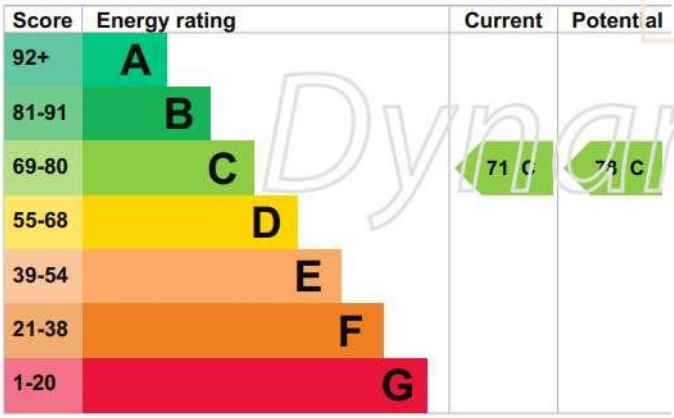
Properties can be let if they have an energy rating from A to E.

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).

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