



Valuations based on experience!

**6 Tracy Close
Whitchurch
Bristol BS14 0SP**

An EXTENDED three bedroom end of terrace, offered for sale WITH NO ONGOING CHAIN, and priced to allow for some cosmetic improvement.



REF: ASW5631

£288,000

**Three Bedroom End Of Terrace * Living Room And Separate Dining Room
Extended Kitchen * Gas Central Heating * Double Glazing
No Onward 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 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:

Fronting a pedestrian green, and offered for sale without the complication of an ongoing chain, this three bedroom end of terrace should be added to your viewing list. Enjoying both gas central heating & double glazing, the property boasts an extended kitchen, and is priced to allow for some cosmetic improvement.

ENTRANCE HALLWAY:

Double glazed door to hallway, staircase rising to the first floor, laminated timber flooring, panelled radiator, understair storage cupboard with light, glazed door to:

LIVING ROOM: 13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to the front, laminated timber flooring, double panelled radiator, glazed double doors opening onto the:

DINING ROOM: 10' 9" x 11' 7" (3.27m x 3.53m)

Double glazed window overlooking the rear garden, double panelled radiator, laminated timber flooring, double glazed doors from the lounge, glazed door to the kitchen.

EXTENDED KITCHEN: 17' 6" x 8' 2" (5.33m x 2.49m)

Double glazed window to the side. The kitchen comprises of a range of white gloss fronted wall and base units with built-in oven and gas hob, extractor hood over, stainless steel single drainer sink unit, mixer tap, plumbing for under counter washing machine, double glazed door to rear garden, glazed door to dining room, and a door to a rear porch, which in turn leads to the garage.

FIRST FLOOR LANDING:

Storage cupboard, a further cupboard housing the Worcester gas fired boiler, access to the loft space.

BEDROOM ONE: 11' 9" x 8' 6" (3.58m x 2.59m) to wardrobe

Double glazed window to the front, radiator, built-in wardrobe with sliding doors.

BEDROOM TWO: 10' 4" x 11' 6" (3.15m x 3.50m)

Double glazed window to rear, radiator, useful storage cupboard.

BEDROOM THREE: 8' 10" x 8' 9" (2.69m x 2.66m)

Double glazed window to the front, over stair storage cupboard, single panelled radiator.

BATHROOM:

Fitted with a white suite comprising of mixer shower over the bath, pedestal wash hand basin, low level W.C, stainless steel towel radiator, double glazed window to the rear.

FRONT GARDEN:

Fronting onto a pedestrian green. Enclosed with wooden fencing, mainly laid to lawn with shrubbery, having a pathway leading to front door.

REAR GARDEN:

At the rear the garden is mainly laid to patio, lawn and gravel, enclosed by fencing, having a rear pedestrian gate, block built storage built to the side of the house, outside tap and awning from gate to kitchen door.

GARAGE:

There is a single garage having an up & over door. At present this is used for storage with the inside of the garage door temporarily blocked, window and glazed French doors to the side. The garage roof has recently been replaced.

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.



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 or 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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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)

6 Tracy Close
BRISTOL
BS14 0SP

Energy rating

D

Valid until:

20 May 2036

Certificate
number:

0902-2096-5002-0125-0206

Property type

End-terrace house

Total floor area

93 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	64 D	
39-54	E		
21-38	F		
1-20	G		