

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**36 Ridgeway Lane
Whitchurch
Bristol BS14 9PW**

An extended three bedroom family home, with original features, open plan Kitchen/diner & utility with WC, stunning family bathroom. Gas central heating, uPVC double glazing, driveway parking, GARAGE/WORKSHOP. Call to arrange an accompanied viewing appointment.



REF: ASW5662

Offers in the Region Of £375,000

SPACIOUS FAMILY HOME * THREE BEDROOMS * EXTENDED FAMILY KITCHEN/DINING ROOM * UTILITY ROOM & CLOAK ROOM * DOUBLE GLAZING * GAS CENTRAL HEATING * BATHROOM WITH BATH & SHOWER CUBICLE * COMPOSITE DECKED AREA WITH VIEWS TO THE REAR * OFF ROAD PARKING TO THE FRONT * DETACHED GARAGE/WORKSHOP * ENERGY RATING C * COUNCIL TAX BAND C * FREEHOLD

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228



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, TK Max 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:

This extended three bedroom family home has been TASTEFULLY RENOVATED by the current owners. this property boasts original features, open plan Kitchen/diner with fitted appliances, utility & ground floor WC. To the first floor you are greeted to a stunning family bathroom with separate shower and roll top bath, two double bedrooms plus a single bedroom. The rear garden has two decked seating areas enjoying open views to the rear. Furthermore this property boasts gas central heating uPVC double glazing, driveway parking. To the rear there is added benefit of additional parking and a GARAGE/WORKSHOP. There is simply too much to list. Only by viewing internally can this property be appreciated. Serious purchasers should call to arrange their accompanied viewing appointment.

ENTRANCE HALL:

Upvc glazed entrance door and side screen. tiled floor, understairs storage cupboard, cupboard housing the gas and electric meters, upright radiator, wooden floorboards, stairs rising to first floor.

LOUNGE: 13' 2" x 11' 9" (4.01m x 3.58m)

Upvc double glazed bay window to the front, radiator, tiled fireplace, wooden floorboards.

KITCHEN/DINER:**KITCHEN AREA: 14' 8" x 6' 7" (4.47m x 2.01m)**

Double glazed window overlooking the rear garden, fitted kitchen comprising of a range of wall and base units with wood effect worksurface over, fitted Bosch double oven, gas hob with cooker hood over, 1.5 bowl ceramic sink unit with mixer tap over, integrated fridge and freezer, integrated dishwasher, tiled splash backs, wooden shelving, wood effect worktop surface, breakfast bar, tiled floor, low voltage ceiling spot lights, door to utility area and cloak room.

DINING AREA: 12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed French Doors overlooking and giving access onto the rear garden. cast iron style radiator., tiled floor.

UTILITY ROOM:

Upvc double glazed door to rear garden, tiled floor, space and plumbing for automatic washing machine, space for tumble dryer, door to:

CLOAK ROOM:

Upvc double glazed window to rear, close coupled W.C, wash hand basin with tiled splashback.

FIRST FLOOR LANDING:

Access to part boarded loft, housing the combination boiler, supplying gas central heating and domestic hot water

BEDROOM ONE: 13' 9" INTO BAY x 10' 6" MAX (4.19m x 3.20m)

Upvc double glazed bay window to front, fitted shelving, clothes rail and storage area, radiator.

BEDROOM TWO: 12' 10" x 10' 6" (3.91m x 3.20m)

Upvc double glazed window to the rear, views to the rear radiator.

BEDROOM THREE: 8' 5" x 7' 2" (2.56m x 2.18m)

Upvc double glazed window to the front, radiator.

BATHROOM:

Two double glazed opaque windows to the rear, fitted with a white suite comprising of a roll top bath with mixer shower over, pedestal wash hand basin with low level W.C, tiled shower cubicle with shower over, recessed low voltage ceiling spot lights, heated towel rail.

FRONT GARDEN:

Enclosed with low boundary brick wall, laid to brick pavers, providing off road parking to the front.

REAR GARDEN:

Enclosed rear garden mainly laid to lawn, composite decking area immediately adjoining the property with glass balustrade which provides views to the rear, a further wooden decked seating area, gate with pedestrian access with access to the garage, which is currently used as a workshop, outside light and tap.

GARAGE/WORKSHOP:

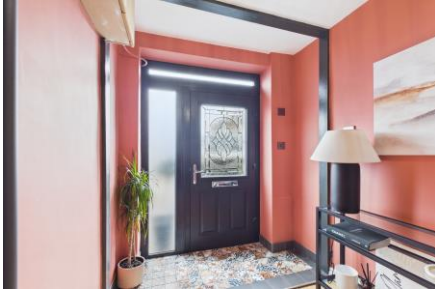
Situated to the rear of the property accessed via a lane, Detached garage with up and over door, currently being used as a workshop, benefitting from personal door to the rear garden, window, power, light and parking.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.

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.



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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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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)

36 Ridgeway Lane BRISTOL BS14 9PW	Energy rating C	Valid until: 1 June 2036
		Certificate number: 0009-4066-6002-0125-0406
Property type		Mid-terrace house
Total floor area		94 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		