

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

13 Parkwood Close Whitchurch Bristol BS14 0EB

Spacious three bedroom semi detached family home offered to the market with NO ONGOING CHAIN. This property further benefits from integral garage, driveway and extended dining room.



REF: ASW5668

Asking Price £375,000

**Extended Three Bedroom Semi Detached * Well Presented Throughout *
Spacious Living Area * Good Access To Local Amenities * Garage & Driveway *
No ongoing Chain * Energy Rating: D * Council Tax Band: C * 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:

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:

Welcomed to the market with NO ONGOING CHAIN is this extended three bedroom semi detached family home, located close to local amenities and with good transport links. This property offers three spacious bedrooms, family bathroom and integral garage. This property further benefits from gas central heating, uPVC double glazing and driveway. Early viewing appointment is recommended.

ENTRANCE PORCH:

Stain glass leaded entrance door, opaque double glazed windows to the side, single panelled radiator, glazed door to:

LIVING ROOM: 22' 5" x 11' 11" (6.83m x 3.63m)

Double glazed window to the front with fitted venetian blind, feature stone clad fireplace with fitted gas fire having a back boiler supplying central heating and domestic hot water, single panelled radiator, television point, staircase rising to first floor, archway through to:

DINING ROOM: 19' 3" x 12' 5" (5.86m x 3.78m)

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden, double panelled radiator, square opening to:

KITCHEN: 12' 4" x 7' 11" (3.76m x 2.41m)

Double glazed window to the side with fitted venetian blind, opaque double glazed door giving access to the side, fitted with a range of wall and base units with contrasting worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit with mixer tap, built in double oven, four ring glass hob with cooker hood over, space and plumbing for automatic washing machine and dishwasher, tiled flooring, fitted spotlight rail.

FIRST FLOOR LANDING:

Access to loft space, doors to first floor accommodation.

BEDROOM ONE: 14' 5" x 8' 10" plus recess (4.39m x 2.69m)

Double glazed window to the front with fitted vertical blind, single panelled radiator, built in wardrobes, television point.

BEDROOM TWO: 13' 8" x 8' 2" (4.16m x 2.49m)

Double glazed window to the front with fitted venetian blind, single panelled radiator.

BEDROOM THREE: 10' 3" plus wardrobes x 7' 9" (3.12m x 2.36m)

Double glazed window to the rear, built in mirror fronted wardrobes, single panelled radiator.

BATHROOM:

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with glass shower screen and electric shower over, range of fitted vanity cupboards with semi recessed wash hand basin, W.C with concealed cistern, tiled walls, ladder style radiator, built in airing cupboard housing a lagged hot water cylinder.

FRONT GARDEN:

The front garden is laid to a combination of lawn and mature flowerbed, beside which is a block paviour driveway providing off road parking leading to the garage.

INTEGRAL GARAGE:

Single integral garage with metal electrically operated up and over door, power and light connected also electric fuse board.

REAR GARDEN:

The door giving access to the rear garden from the kitchen where there is a water point and a gate returning to the front garden, the majority of the rear garden is enclosed with fencing and walling, having an area of patio leading to the rear with three steps to the main area of garden which is laid to lawn with mature flowering and shrubbery, good size garden shed at the rear.

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



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)

13 Parkwood Close
BRISTOL
BS14 0EB

Energy rating

D

Valid until: **17 September 2036**

Certificate number: **2809-7086-6002-0191-0806**

Property type Semi-detached house

Total floor area 102 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		