



Maggs Lane, Bristol

- Whitchurch Village
- No Chain
- Popular Location
- Three Bedrooms
- Large Garden
- Close to Schools

£290,000

Tenure: Freehold

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Maggs Lane, Bristol

DESCRIPTION

This three-bedroom semi-detached home is located in the highly sought-after Whitchurch Village, on the outskirts of Bristol. Perfectly positioned with easy access to the city centre, it's just a short walk to bus routes, the community centre, and reputable local schools, including Whitchurch Primary and Bridge Farm Primary. Nearby secondary schools such as Chew Valley, Oasis John Williams, and Broadlands are also within easy reach.

The ground floor comprises a cosy lounge and a separate kitchen-diner leading into a conservatory, while the first floor hosts three bedrooms and a family bathroom. Outside, the property boasts a spacious, enclosed south-facing rear garden and a large front garden. This home is offered for sale with no onward chain.

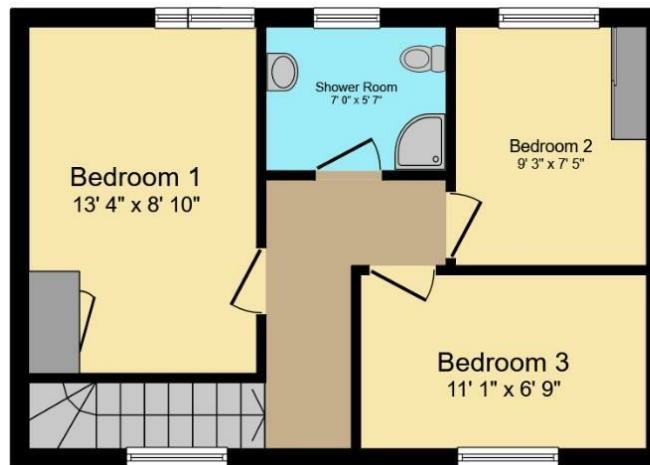


Council Tax: B



Ground Floor

Floor area 484 sq.ft.



First Floor
Floor area 390 sq.ft.

TOTAL: 875 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>45</p> <p>55</p>	<p>84</p>

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		

England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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