

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 2 Hestercombe Road Headley Park Bristol BS13 7PR

**Offered for sale WITHOUT AN ONGOING CHAIN. Extended to originally offer 4 bedrooms (presently arranged as 2, but easily reinstated), situated in a sought after location.**



REF: ASW5444

**Asking Price £385,000**

**No On-Going Chain \* Desirable Location \* Flexible Accommodation \*  
Extended \* Two Bathrooms \* Lounge \* Kitchen \* Dining Area \* Council Tax Band  
- C \* EPC - 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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**SITUATION:**

**HEADLEY PARK** is situated conveniently for Shops, Public Transport into the City Centre and is served by both Comprehensive and Primary Schools. Nearby Bishopsworth offers further shops and a Public Library.

**DESCRIPTION:**

This extended semi-detached property was formerly a four-bedroom property, but has been changed to a two-bedroom property to suit the current owner, but could easily be reinstated into a three- or four-bedroom property again to suit your own needs. This property boasts an impressive downstairs living area that incorporates the lounge, dining area, kitchen, and shower room. A well maintained, enclosed rear garden along with a brick built shed, there is ample off street parking and a low maintenance front garden.

**ENTRANCE:**

Wooden half glazed obscure door into:

**HALLWAY:**

Radiator, staircase rising to the first floor, door off to downstairs shower room, door to lounge.

**GROUND FLOOR SHOWER ROOM: maximum measurements 8' 10" x 5' 5" (2.69m x 1.65m)**

Tiled floor and walls, low level W.C, pedestal wash hand basin, shower cubicle, radiator, double glazed obscure window to side.

**LOUNGE: maximum measurements 21' 5" x 10' 2" (6.52m x 3.10m)**

Double glazed bay window to front, two radiators, T.V point, ceiling coving, wall lighting, gas fire set in chimney breast, archway opening to:

**KITCHEN/DINING AREA: maximum measurements 20' 1" x 16' 2" (6.12m x 4.92m)**

'L' shaped, tiled floor throughout, two double glazed windows to rear, double glazed obscure patio door to rear, T.V point, double glazed window to side, obscure double glazed door to side. The kitchen area is fitted with a range of wall and base units with rolled top work surfaces, 1.5 bowl stainless steel sink drainer with mixer tap, five ring induction hob with hood over, integrated dishwasher, integrated washing machine, tiled splashbacks, integrated electric oven and microwave.

**FIRST FLOOR LANDING:**

Loft access, doors off to accommodation.

**BATHROOM/DRESSING ROOM: 19' 5" x 7' 9" (5.91m x 2.36m)**

Obscure double glazed window to rear, double glazed window to front, two radiators, coloured suite comprising of close coupled W.C, Bidet, his and hers pedestal wash hand basin, sunken Jacuzzi bath, tiled walls. (This could be converted into bedroom with en-suite).

**BEDROOM ONE: 11' 0" x 10' 2" (3.35m x 3.10m)**

Fitted wardrobes, two double glazed windows to the front, radiator, T.V point.

**BEDROOM TWO: maximum measurements 11' 11" x 16' 1" (3.63m x 4.90m)**

This is one bedroom that was formerly two bedrooms, two double glazed windows to rear, two radiators, fitted wardrobes, cupboard housing combi boiler.

**FRONT GARDEN:**

The garden is enclosed by walling, off street parking for several vehicles, down the side of the property artificial turf with planted border.

**REAR GARDEN:**

Enclosed by wooden fence panelling, patio area, the remainder of the garden mainly is laid to lawn with a few planted borders, gated side access, brick built storage shed with obscure double glazed door, power and two double glazed windows.

**N.B:**

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



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

**Stephen Maggs**  
Residential Sales & Lettings

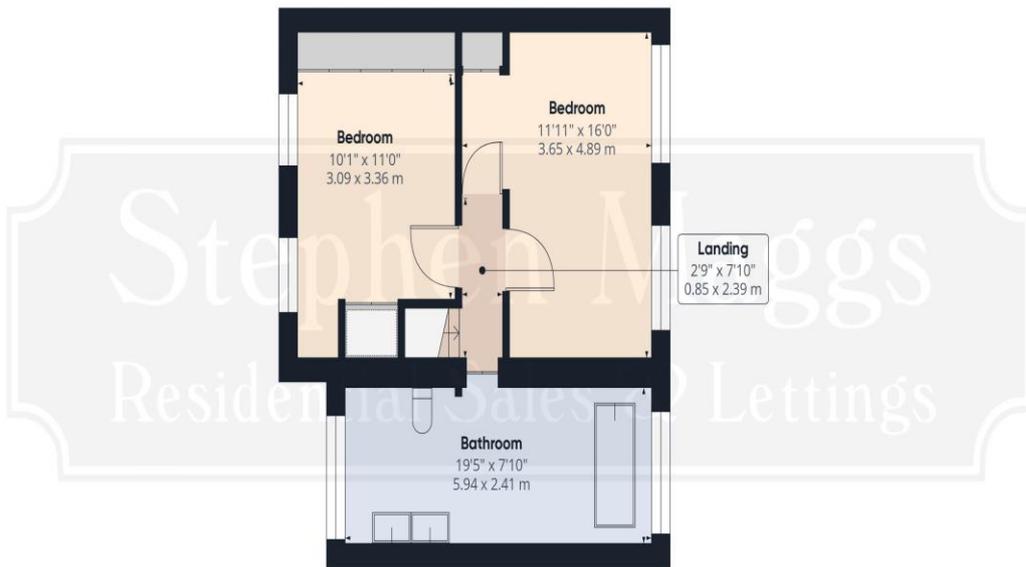
If you are interested in putting an offer in on this property, I will need the following information from you first.

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](mailto:nigel@stephenmaggs.co.uk) before any offer is put forward.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1071.86 ft<sup>2</sup>  
99.58 m<sup>2</sup>

Reduced headroom

5.61 ft<sup>2</sup>  
0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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)

2 Hestercombe Road  
BRISTOL  
BS13 7PR

Energy rating

**D**

Valid until:

**21 April 2034**

Certificate  
number:

**2050-3114-4040-0008-  
2025**

Property type

Semi-detached house

Total floor area

103 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 <b>C</b>
55-68	<b>D</b>	66 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		