



Wells Road, Whitchurch

£289,950

- Energy Rating - E
- Three Bedrooms
- Separate Dining Room
- Conservatory
- On Bus Route
- Semi Detached House
- Bay Fronted Lounge
- Fitted Kitchen
- Gas Central Heating
- Close To Local Amenities

**** 3D Interactive Tour**** Greenwoods are delighted to offer to the market this Three Bedroom Semi Detached family home located on the prestigious Wells Road close to local schools and amenities. The accommodation briefly comprises; Entrance hallway, Bay fronted lounge, Separate dining room with archway to the fitted kitchen and a door to the conservatory. To the first floor we have Two double bedrooms with fitted wardrobes, a further third bedroom and a family bathroom with shower over the bath. The property further benefits from Upvc double glazing, gas central heating via a combination boiler and a private garden with rear access. Call Greenwoods on 01275 837282 to arrange a viewing.

Lounge 13'11" into bay x 13'0" max (4.24m into bay x 3.96m max)

Dining Room 12'10" x 12'02" max (3.91m x 3.71m max)

Kitchen 16'04" x 8'09" max (4.98m x 2.67m max)

Bedroom One 14'06" x 11'09" max (4.42m x 3.58m max)

Bedroom Two 12'02" x 10'04" max (3.71m x 3.15m max)

Bedroom Three 8'01" x 6'06" (2.46m x 1.98m)

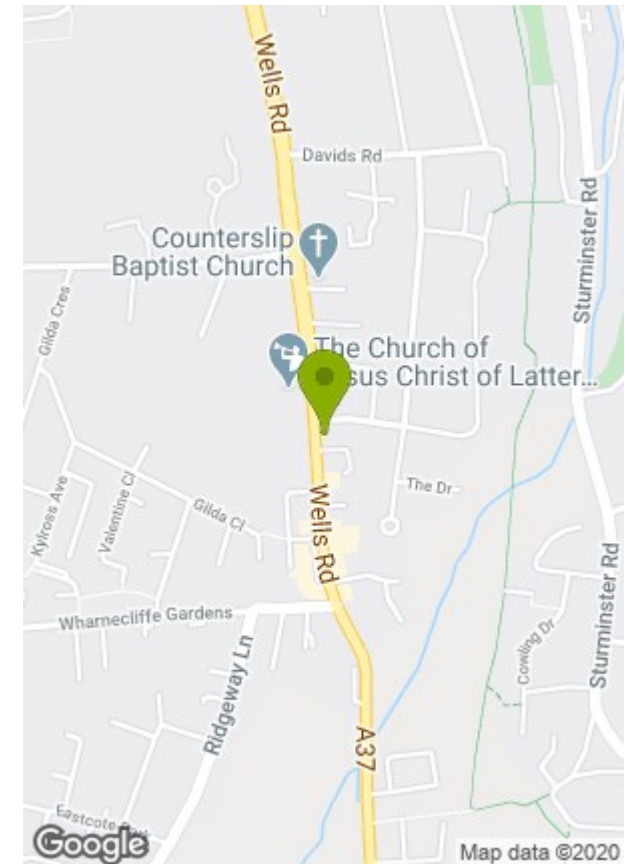
Bathroom 7'09" x 5'06" (2.36m x 1.68m)







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	84
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	41	84
England & Wales EU Directive 2002/91/EC		

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