



Wells Road, Whitchurch

£460,000



Greenwoods are delighted to bring to the market this stunning 1930's style, Four Bedroom Detached Family Home located in an enviable position on the Wells Road providing easy access to the city centre and local amenities. This charming yet modern home in brief comprises; 26ft bay fronted lounge/diner with french doors opening to the good size rear garden, fitted kitchen with integrated appliances, ground floor cloakroom and a courtesy door from the hallway leading to the integral garage. To the first floor we have Three Double Bedrooms with fitted wardrobes in the master, a further fourth bedroom currently being used as an office and a family bathroom with separate walk in shower. The property further benefits from Upvc double glazing throughout, gas central heating via a combination boiler and a driveway providing off street parking. Call Greenwoods on 01275 837 282 to arrange a viewing.

- Energy Rating - E
- Detached Family Home
- 26ft Bay Fronted Lounge
- Driveway
- Upvc Double Glazing
- Four Bedrooms
- Integral Garage
- Kitchen/Diner
- Good Size Garden
- Gas Central Heating

Lounge/ Diner 26'10" into bay x 12'00" max (8.18m into bay x 3.66m max)

Kitchen 15'11" x 8'00" (4.85m x 2.44m )

Ground Floor Cloakroom 4'08" x 2'07" max (1.42m x 0.79m max)

Bedroom One 11'11" x 10'05" to wardrobes (3.63m x 3.18m to wardrobes )

Bedroom Two 11'02" x 10'05" max (3.40m x 3.18m max)

Bedroom Three 10'04" x 8'04" max (3.15m x 2.54m max)

Bedroom Four 9'03" x 8'02" (2.82m x 2.49m )

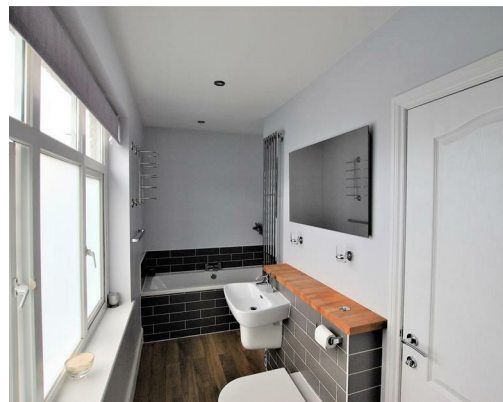
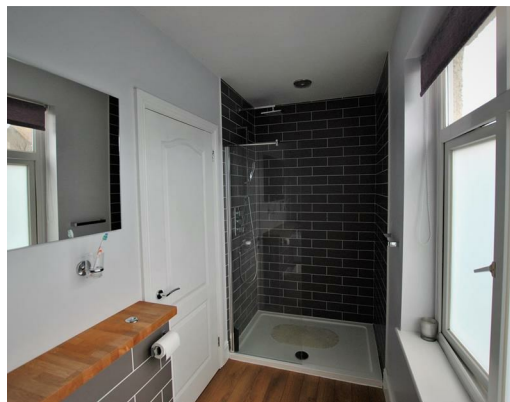
Bathroom 15'02" x 5'10" (4.62m x 1.78m)

Garage 15'10" x 8'02" (4.83m x 2.49m)

Please Note

Tenure - Freehold

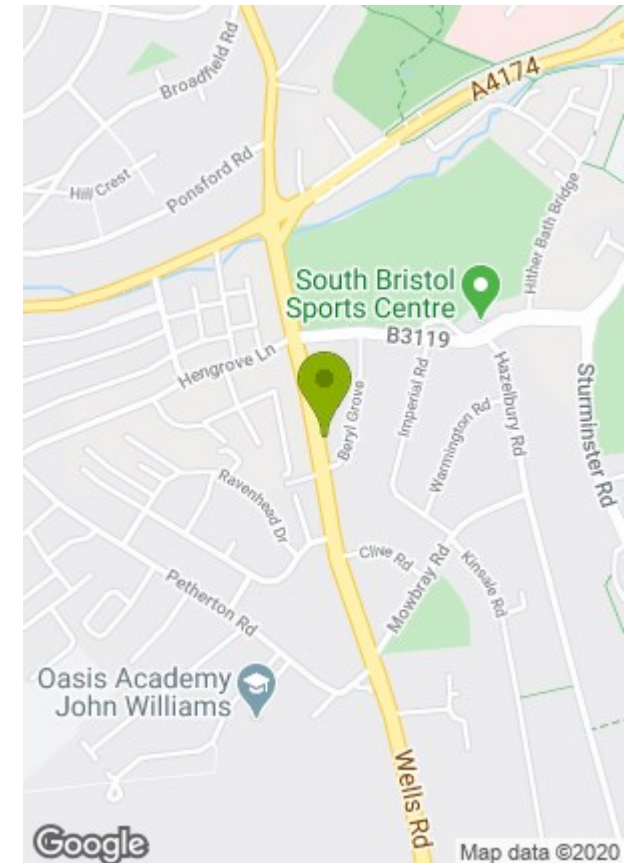








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	80
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	43	76
England & Wales EU Directive 2002/91/EC		

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