



Abbots Close, Whitchurch

£400,000

- **Energy Rating - C**
- **Sought After Location**
- **Semi Detached Family Home**
- **Ground Floor Shower Room**
- **Three Bedrooms**

- **Beautifully Presented**
- **Converted Garage**
- **Driveway Parking**
- **Conservatory**
- **Garden Room**

Greenwoods are delighted to welcome to the market this well-presented three-bedroom semi-detached family home located on Abbots Close in Whitchurch. This property is conveniently situated close to the outstanding Ofsted-rated Bridge Farm Primary School.

The ground floor accommodation briefly comprises an entrance hallway, a spacious lounge, kitchen/diner and a bright and airy conservatory.

On the first floor, you will find three double bedrooms and a large family bathroom with a shower over the bath.

The rear of the property boasts a low-maintenance garden laid to patio and stone chippings, perfect for easy upkeep and a garden room.

Additional benefits include gas central heating via a combination boiler, UPVC double glazing, a driveway providing off-street parking, side access to rear garden, and a converted garage currently being used as a gym with a shower room off.

Lounge 14'11" x 10'7" (4.57 x 3.25)

Kitchen 18'5" x 8'6" (5.63 x 2.61)

Conservatory 11'6" x 10'0" (3.53 x 3.05)

Converted Garage 8'11" x 7'6" (2.73 x 2.29)

Shower Room 6'10" x 4'3" (2.09 x 1.31)

Bedroom One 13'6" x 9'9" (4.14 x 2.99)

Bedroom Two 10'0" x 8'11" (3.05 x 2.72)

Bedroom Three 8'4" x 8'3" (2.56 x 2.54)

Bathroom

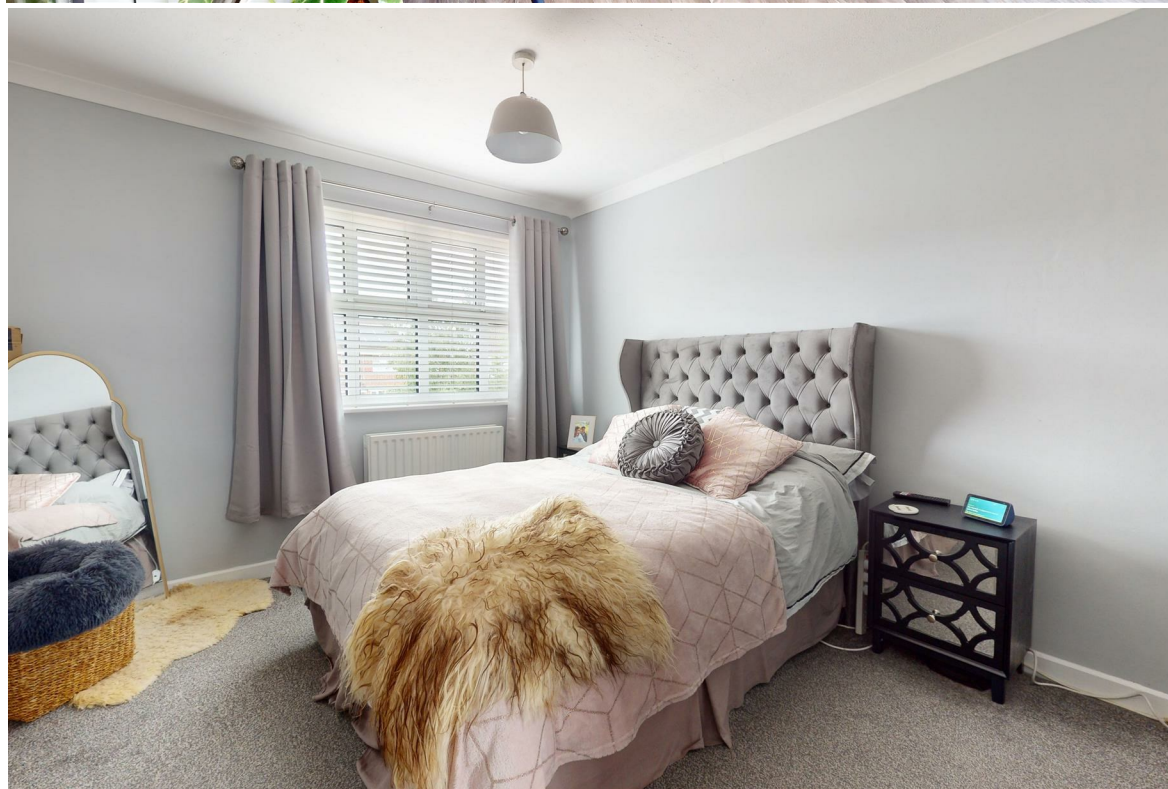
Tenure Status - Freehold

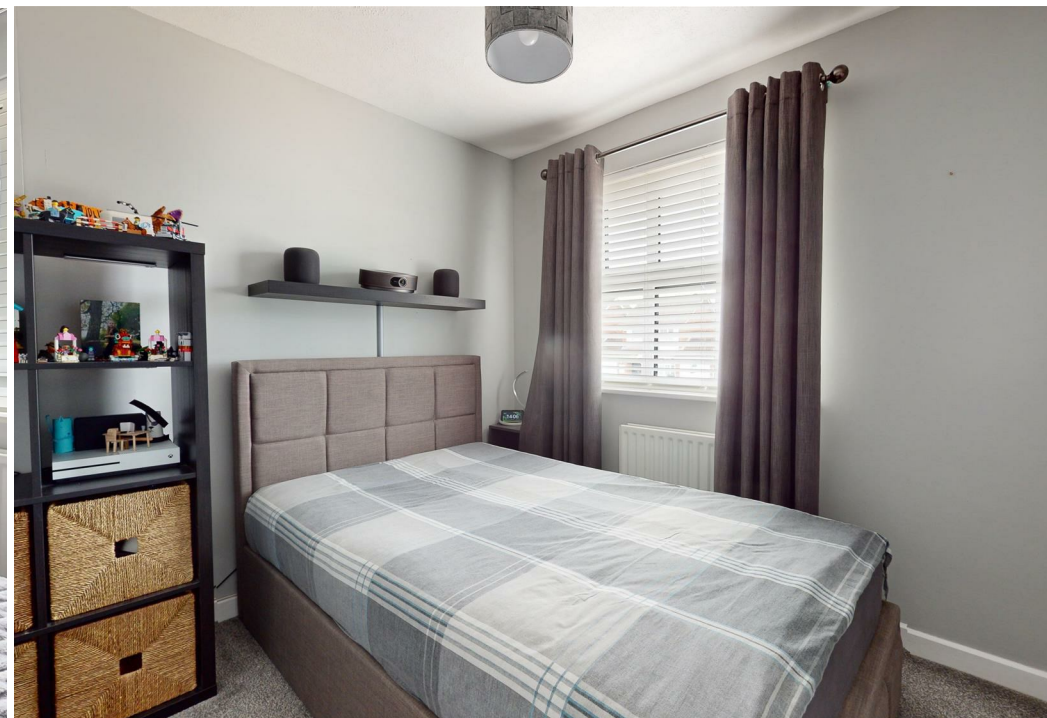
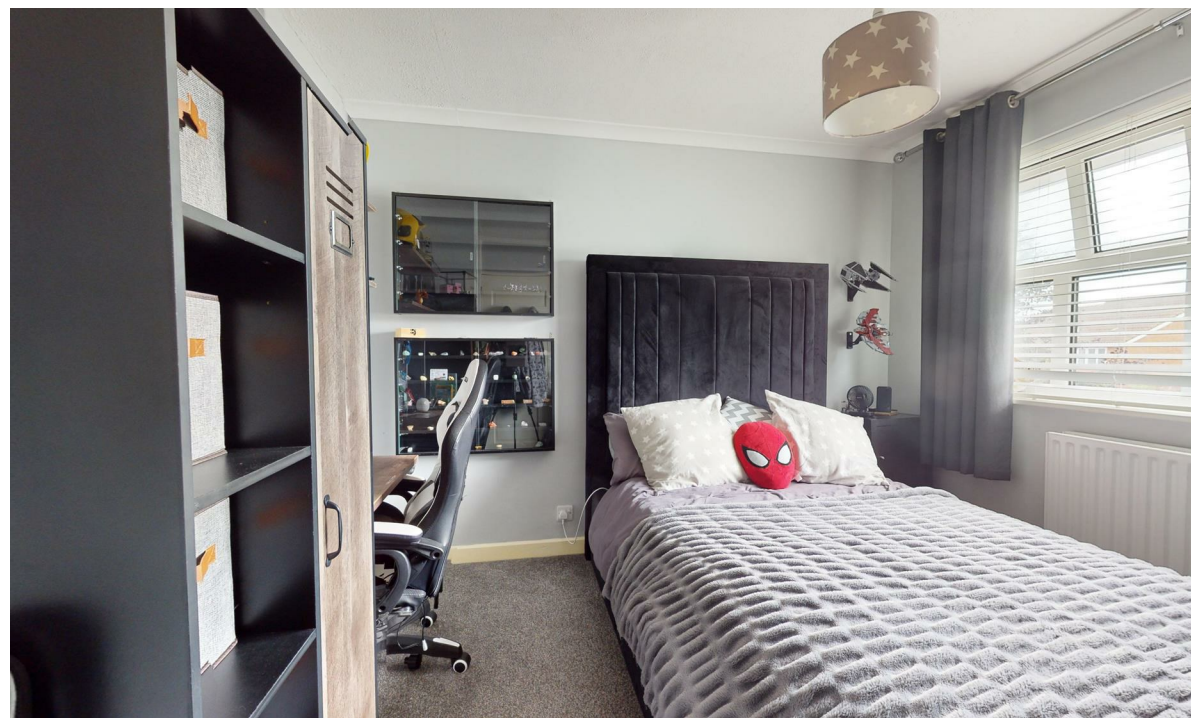
Council Tax - Band D









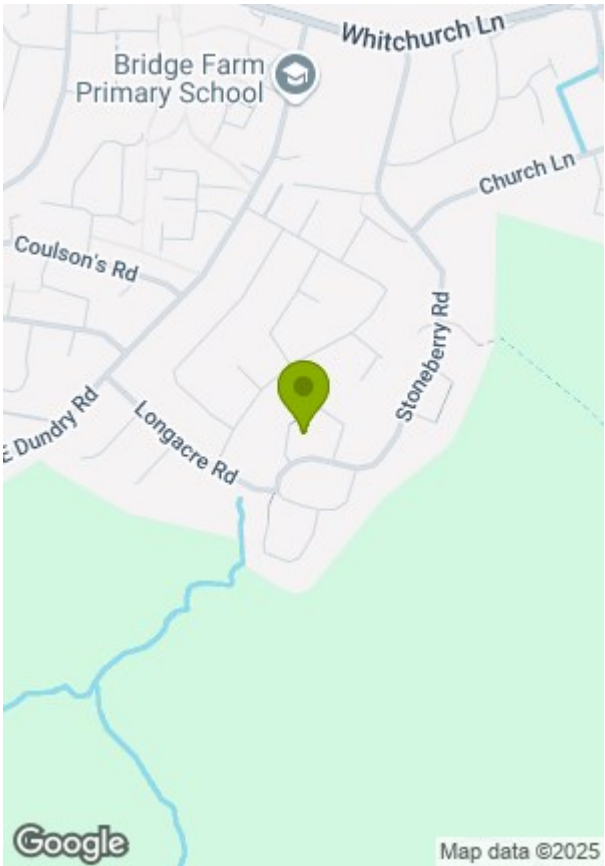








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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