



Wells Road, Whitchurch

£370,000

- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Lounge/Diner**
- **UPVC Double Glazing**

- **Three Bedroom Semi-Detached Home**
- **Garage & Driveway**
- **Gas Central Heating**
- **Side Access**

Step into this expansive and adaptable NO ONWARD CHAIN three-bedroom semi-detached family retreat, positioned along the vibrant A37 Wells Road in Whitchurch. Seamlessly connecting you to Bristol city center, Bristol Airport, and the serene countryside, this property is primed for convenient living.

Designed for ease of use, the home features front and rear access points, with convenient side access leading to the rear garden. A private driveway ensures hassle-free off-street parking, amplifying both accessibility and convenience.

Upon entry, a welcoming vestibule leads to a well-appointed hallway, unveiling a spacious lounge/diner ideal for hosting family gatherings. A ground floor cloakroom adds to the home's functionality, while the kitchen boasts integrated appliances, including an oven and hob.

Ascending to the first floor reveals two generously sized double bedrooms, alongside a versatile single bedroom adaptable to your needs, whether as a cozy sleeping space or a productive home office. Completing the upstairs layout is a family bathroom, offering both a shower and a bath for added comfort and convenience.

Enhancing the property's appeal are the included garage and Gas Central Heating, ensuring year-round warmth and comfort. With UPVC Double Glazing promoting energy efficiency, this home seamlessly blends practicality with modern comfort, offering an ideal setting for family living.

Lounge Area 12'4" x 14'4" (3.77m x 4.37m)

Dining Area 11'5" x 17'3" (3.48m x 5.26m)

Kitchen 11'9" x 12'6" (3.6m x 3.82m)

Ground Floor Cloakroom 4'6" x 2'11" (1.38m x 0.9m)

Bedroom One 11'4" x 12'6" (3.46m x 3.82m)

Bedroom Two 9'6" x 12'2" (2.9m x 3.72m)

Bedroom Three 7'5" x 8'0" (2.27m x 2.44m)

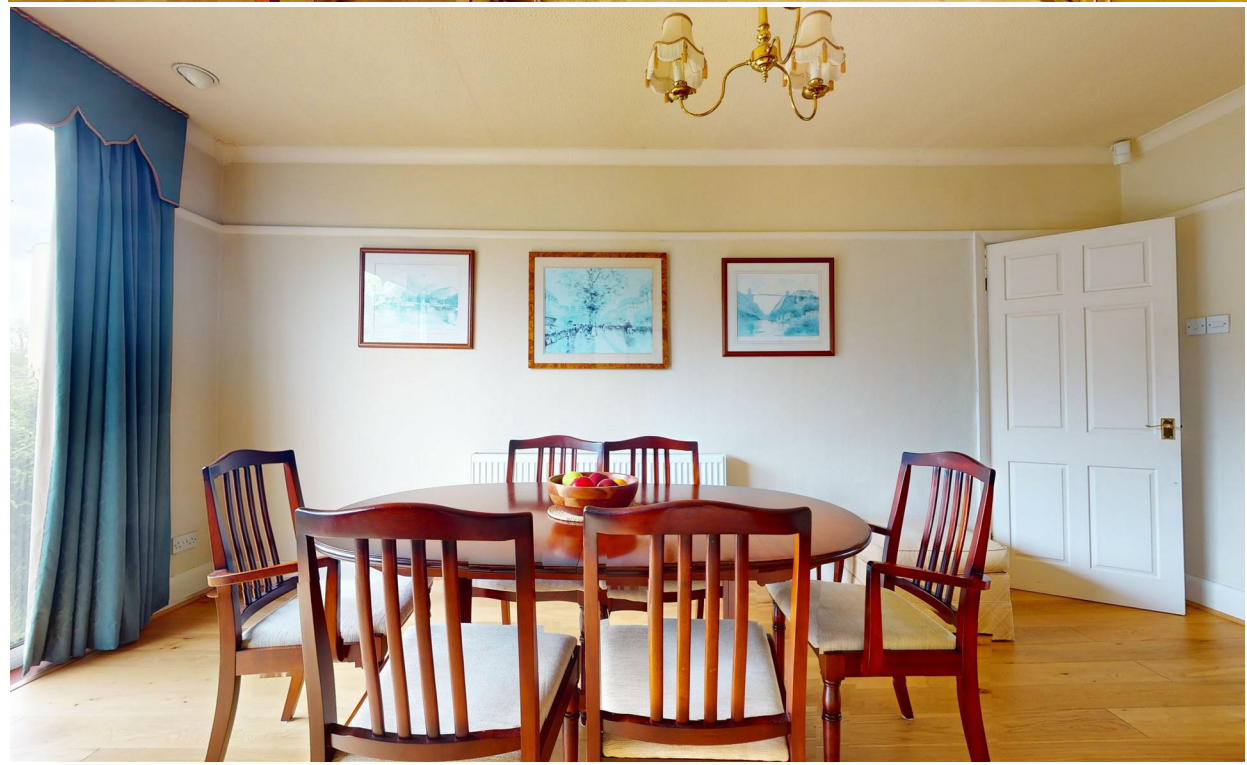
Bathroom 6'10" x 8'3" (2.1m x 2.53m)

Tenure - Freehold

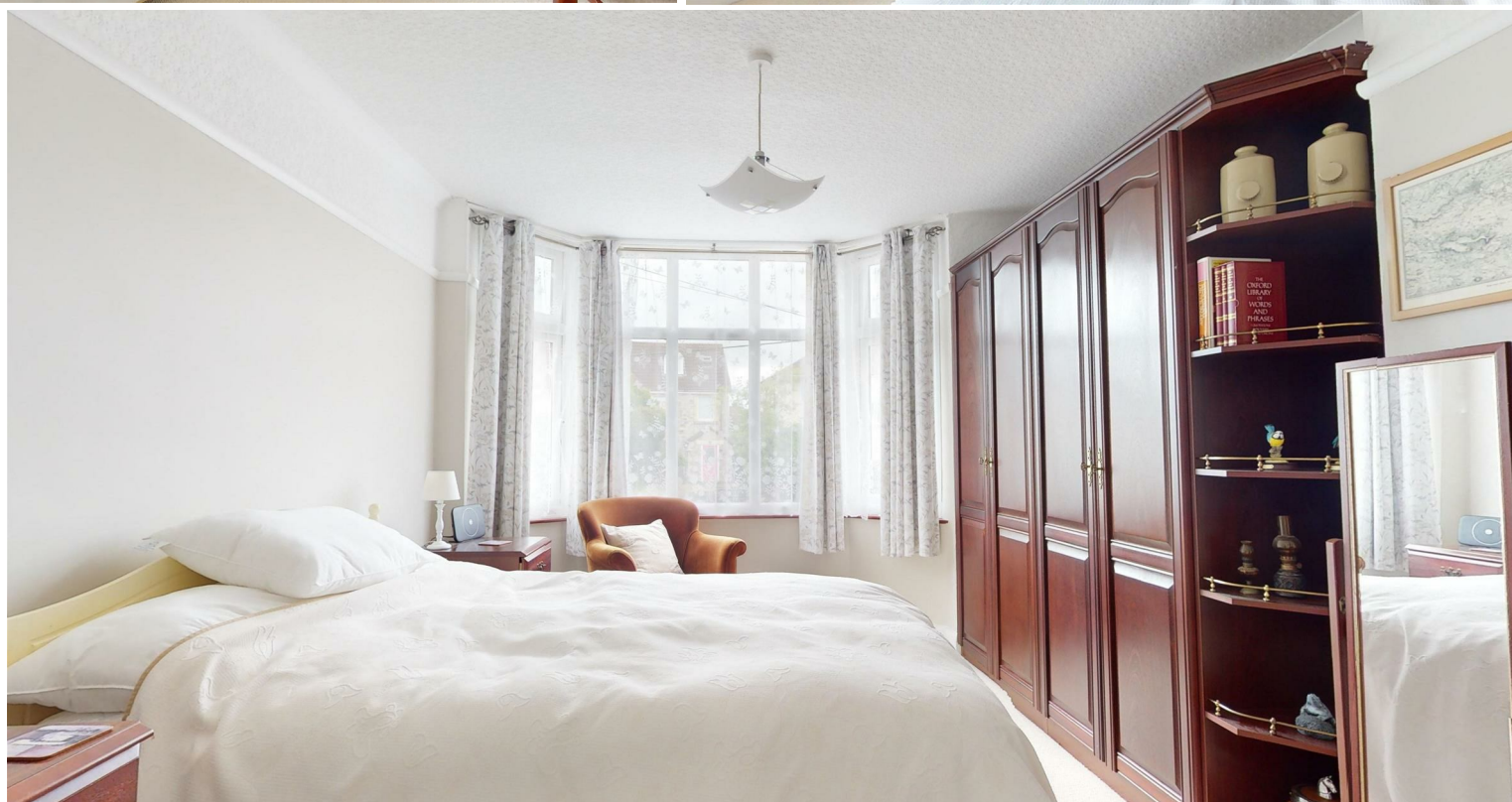
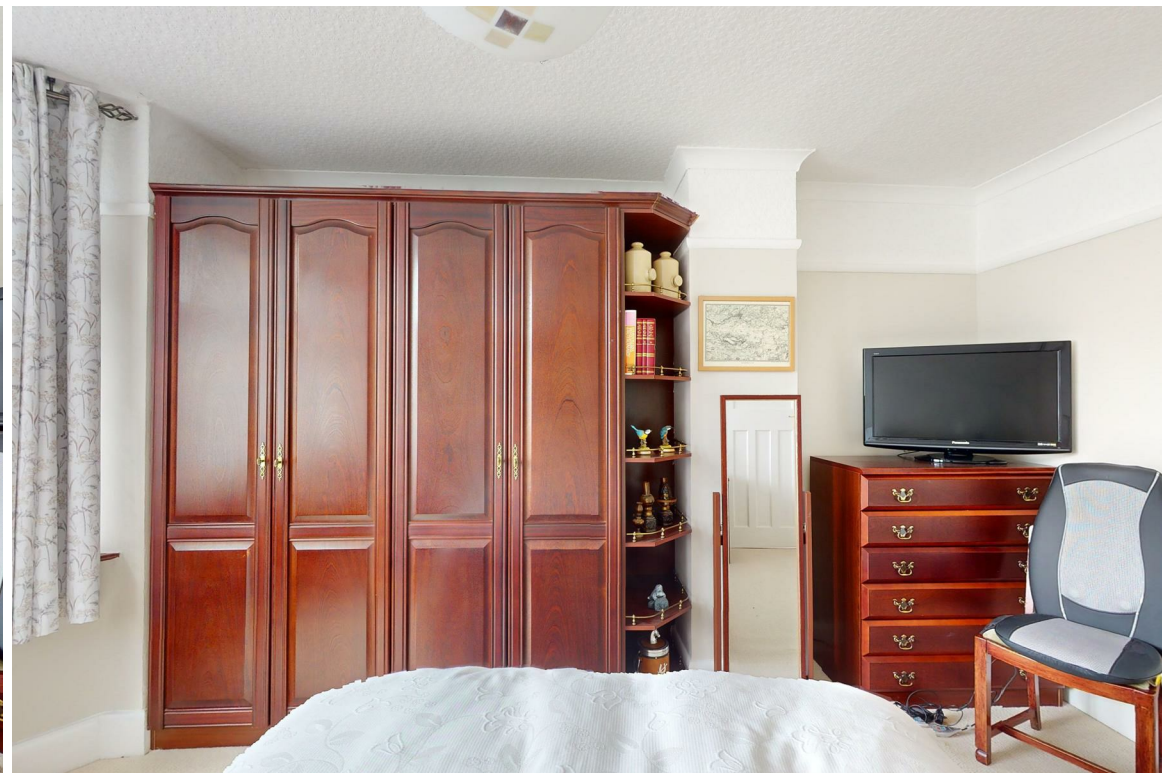
Council Tax Band - C





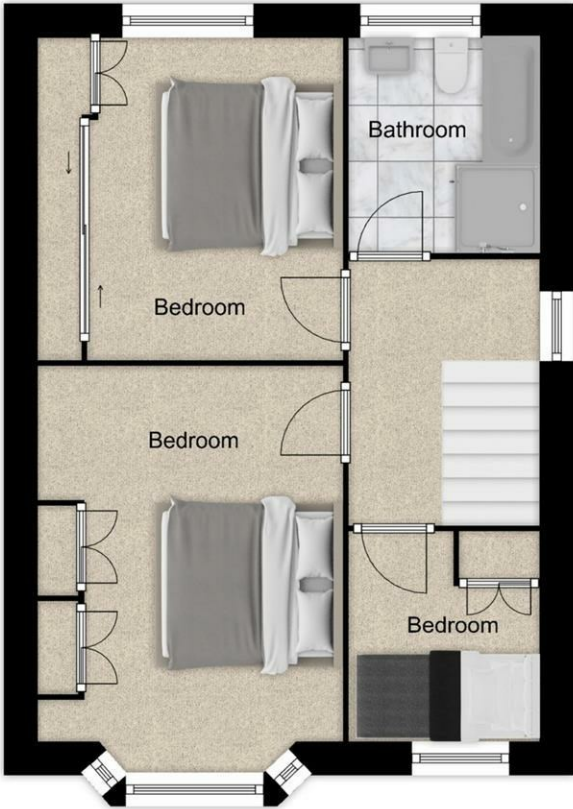












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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