



## Haycombe, Whitchurch

Bristol, BS14 0AJ

£274,000

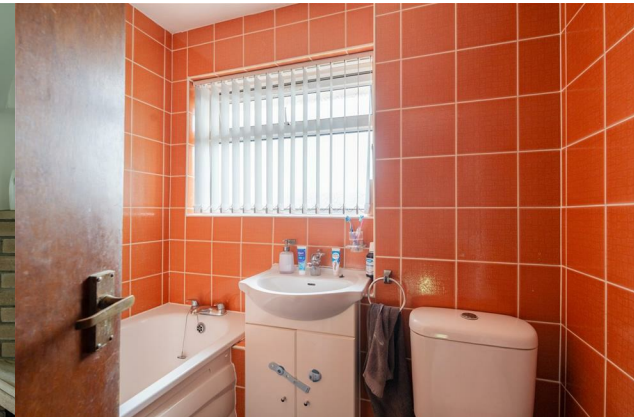


**HUNTERS**<sup>®</sup>  
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# Haycombe, Whitchurch

## DESCRIPTION

JANUARY SALE up to £500 off survey fee's!!! This semi detached family home with NO ONWARD CHAIN which is situated in Whitchurch close to local amenities and good transport links to the city and surrounding areas. The property briefly comprises: entrance porch, lounge, dining room and kitchen all to the ground floor. To the first floor are three good-sized bedrooms and bathroom. Further complimented by gas central heating, uPVC double glazing, enclosed rear garden, off street parking and garage. A viewing is a must!!



# ROOMS

## ENTRANCE PORCH

uPVC double glazed entrance door and window surrounds, vinyl flooring.

## KITCHEN

uPVC double glazed window to side elevation, uPVC double glazed entrance door to rear garden, fitted with a range of wall and base units with work tops over incorporating single stainless steel sink unit with mixer tap over, gas oven and hob with extractor fan over, plumbing for automatic washing machine, vinyl flooring.

## DINING ROOM

uPVC double glazed window to rear elevation, radiator, wooden double doors to lounge, vinyl flooring.

## LOUNGE

uPVC double glazed window to front elevation, uPVC double glazed door and matching side panel to entrance porch, radiator, feature gas fire set within surrounds, ceiling coving, door to stairs rising to first floor.

## FIRST FLOORING LANDING

uPVC double glazed window to side elevation, loft access.

## BEDROOM ONE

uPVC double glazed window to front elevation, built in wardrobes.

## BEDROOM TWO

uPVC double glazed window to rear elevation, radiator, storage cupboard, built in wardrobes.

## BEDROOM THREE

uPVC double glazed window to front elevation, radiator, storage cupboard housing combination boiler.

## BATHROOM

uPVC double glazed window to rear elevation,

## OUTSIDE

## FRONT GARDEN

Mainly laid to lawn, path to front door.

## REAR GARDEN

Boundary enclosed, rear access gate, decked area, mainly laid to lawn, door to garage.

## GARAGE

Up and over door, power and light.

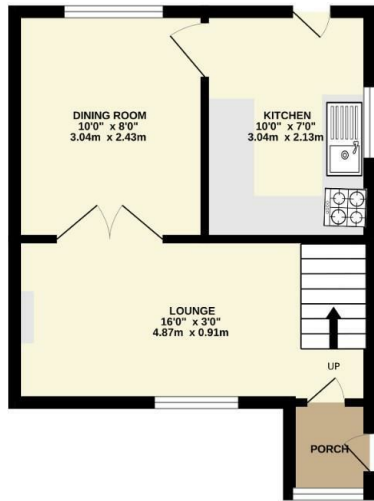
## Material Information - Whitchurch

Tenure Type; Freehold

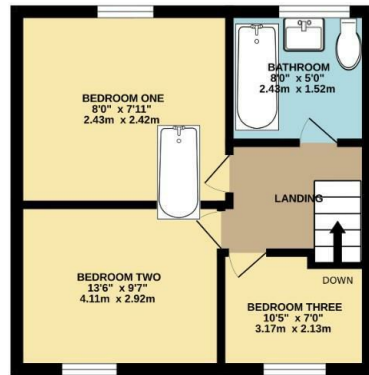
Council Tax Banding; C



GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.9 sq.m.) approx.  
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GROUND FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



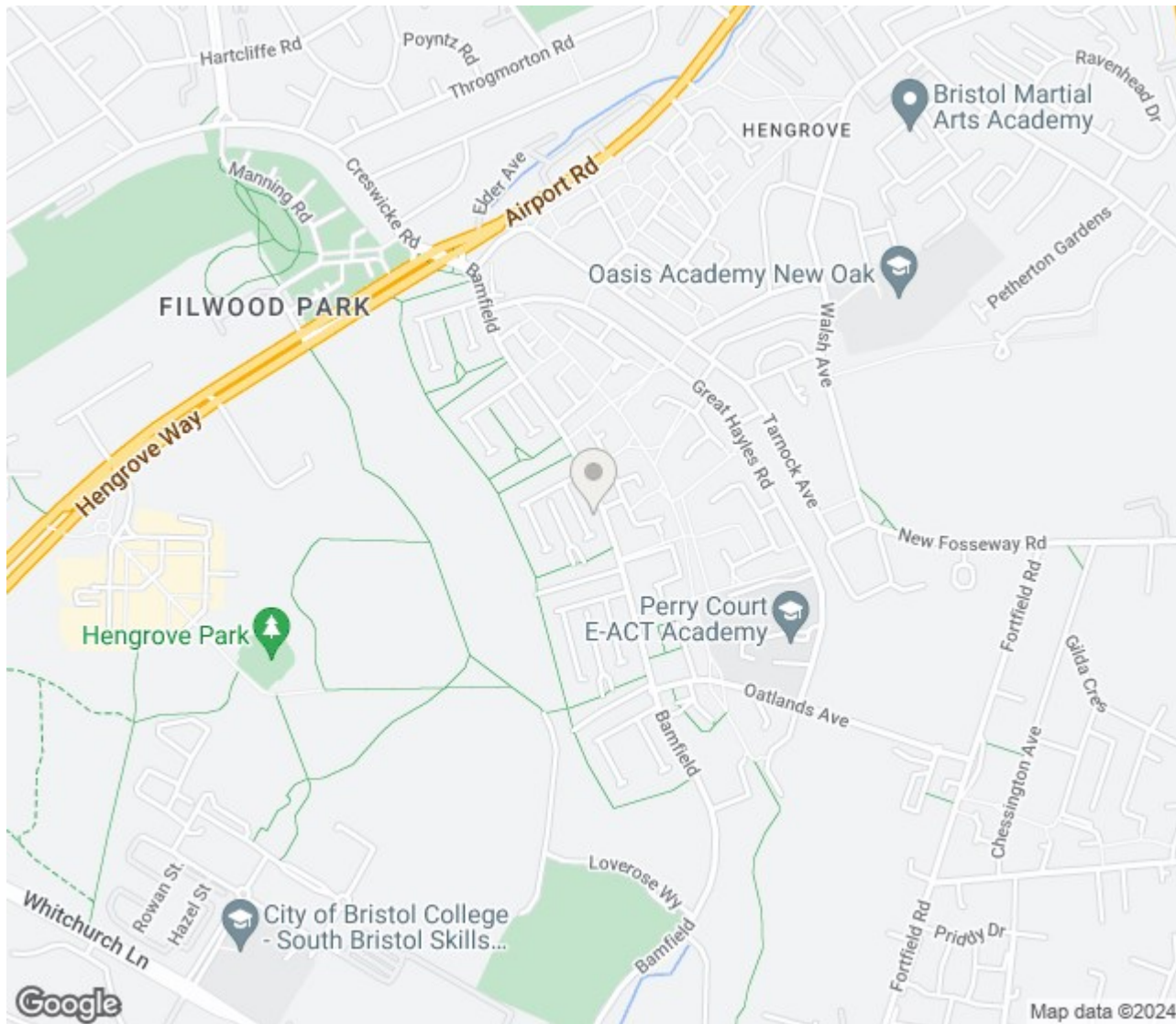
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.