



Oatlands Avenue, Whitchurch

- NO ONWARD CHAIN
- End Terrace
- Kitchen
- Conservatory
- Garden
- Three Bedrooms
- Off-Street Parking & Garage
- Lounge
- Bathroom and WC

£280,000

Tenure: Freehold

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Oatlands Avenue, Whitchurch

DESCRIPTION

Introducing this beautifully presented three-bedroom end-of-terrace home, located in the sought-after area of Whitchurch, now available for sale with NO CHAIN. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for families, first-time buyers, or investors.

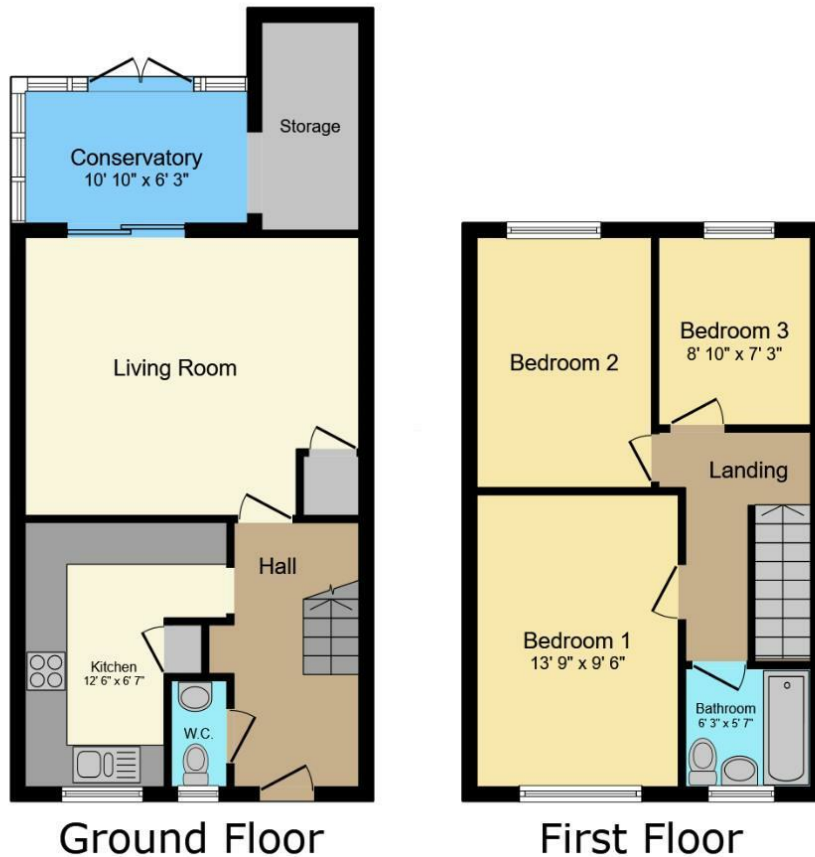
On the ground floor, the home welcomes you with a spacious entrance hall that provides access to a modern downstairs WC, a well-appointed kitchen with ample storage and workspace, and a bright, airy lounge. The lounge opens into a delightful conservatory, offering an additional living space perfect for dining, relaxing, or enjoying views of the garden all year round. The conservatory leads to a handy storage area as well as the enclosed rear garden, making this area ideal for both indoor and outdoor living.

Upstairs, the first floor features three generously sized bedrooms, each offering plenty of natural light and flexibility, whether used as sleeping quarters, home office spaces, or a guest room. The family bathroom is fitted with a contemporary suite, ensuring both comfort and style.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor activities, gardening, or al fresco dining. To the front, there is off-street parking, providing convenience for homeowners and visitors alike. The home also includes a garage, offering extra storage or parking space.

With the added benefit of being chain-free, this home ensures a smoother, quicker purchasing process, making it an attractive option for those looking to move swiftly.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | 87 | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | 63 | (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 |

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.

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

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