

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Emmett Wood

Whitchurch, BS14 0JG

£450,000



Council Tax: E



# 7 Emmett Wood

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£450,000



## ENTRANCE PORCH

Double glazed entrance door into porch, tiled floor, door into..

## ENTRANCE HALLWAY

Doors to, stairs rising to first floor, radiator, telephone point.

## LOUNGE

15'1 x 11'9 (4.60m x 3.58m)

uPVC double glazed bay window to front elevation, radiator, wall mounted electric fire, wall light points.

## KITCHEN/DINING ROOM

23'3 x 10'7 (7.09m x 3.23m)

Two double glazed windows to rear elevation, double glazed patio doors over looking rear garden giving access into the conservatory, fitted with a range of white high gloss wall and base units with work tops over, tiled splashbacks, gas cooker point with hood over, radiator, tiled flooring, ceiling spot lights, understairs storage cupboard, door to utility room, courtesy door to garage.

## CONSERVATORY

13'5 x 9'6 (4.09m x 2.90m)

Double glazed surrounds, with double glazed French style doors over looking the rear garden, tiled flooring.

## SECOND RECEPTION ROOM

18'2 x 8'1 (5.54m x 2.46m)

Double glazed window to front elevation, opaque double glazed window to side elevation, two radiators, tv point.

## UTILITY ROOM

11'2 x 4'10 (3.40m x 1.47m)

Double glazed door leading to the rear garden, plumbing for automatic washing machine, space for tumble dryer, fitted with a range of wall and base units, wash hand basin, cupboard housing Worcester combination fired gas central heating, door to..

## SHOWER ROOM

Opaque double glazed window to side elevation, tiled shower cubicle with electric shower over, wash hand basin, low level w.c, tiled walls.

## FIRST FLOOR LANDING

Storage cupboard, loft access with pull down ladder.

## BEDROOM ONE

14'9 x 8'5 (4.50m x 2.57m)

Double glazed window to front elevation, radiator.

## BEDROOM TWO

11'1 x 8'5 (3.38m x 2.57m)

Double glazed window to rear elevation, radiator.

## BEDROOM THREE

22'9 x 8'0 (6.93m x 2.44m)

Situated within the side extension, double glazed window to front elevation, double panelled radiator.

## BEDROOM FOUR

9'8 x 6'6 (2.95m x 1.98m)

Double glazed window to front elevation, radiator.

## BATHROOM

Opaque double glazed window to rear elevation, suite comprising low level w.c, wash hand basin inset within vanity unit, panelled bath with electric shower over, tiled walls, radiator.

## OUTSIDE

### FRONT GARDEN

Block paved driveway to the front providing ample off street parking, side access gate.

### REAR GARDEN

Enclosed rear garden with boundary fenced surrounds, paved patio area, remainder mainly laid to lawn with flower and shrub borders, further raised garden area with paving and decking.

### GARAGE

Up and over door with power and light, courtesy door leading into kitchen/dining room.

### Material Information - Whitchurch

Tenure Type; FREEHOLD

Council Tax Banding; E



## Road Map



## Hybrid Map



## Terrain Map

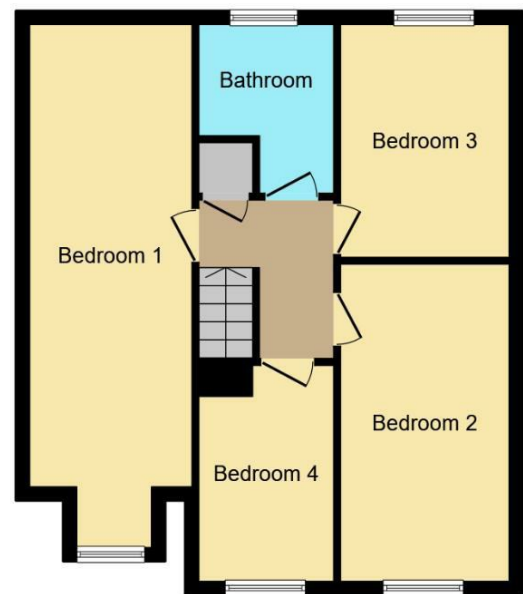


## Floor Plan



### Ground Floor

Floor area 78.2 m<sup>2</sup> (842 sq.ft.)



### First Floor

Floor area 56.1 m<sup>2</sup> (604 sq.ft.)

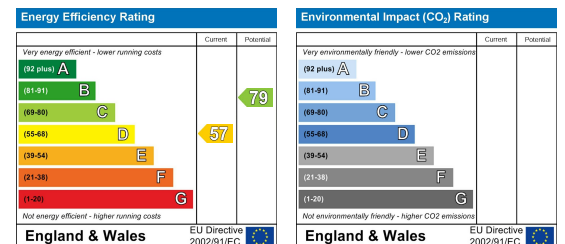
TOTAL: 134.3 m<sup>2</sup> (1,446 sq.ft.)

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.

## Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.