



42 Whitehall Avenue





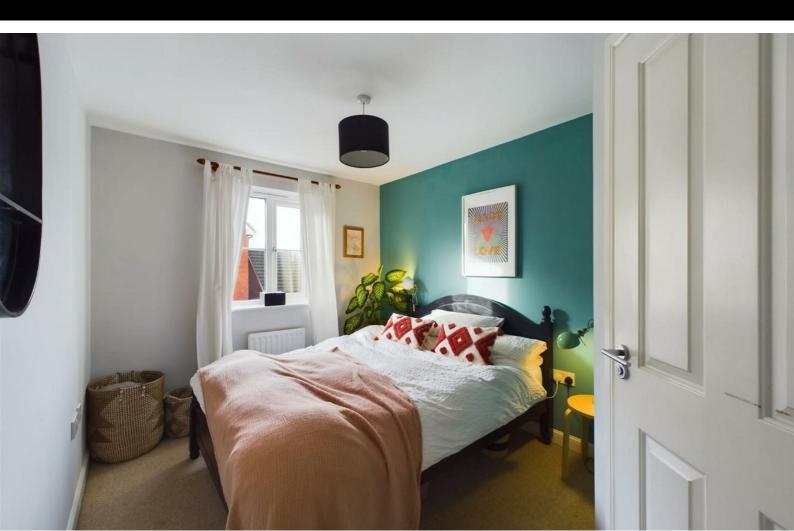
Description

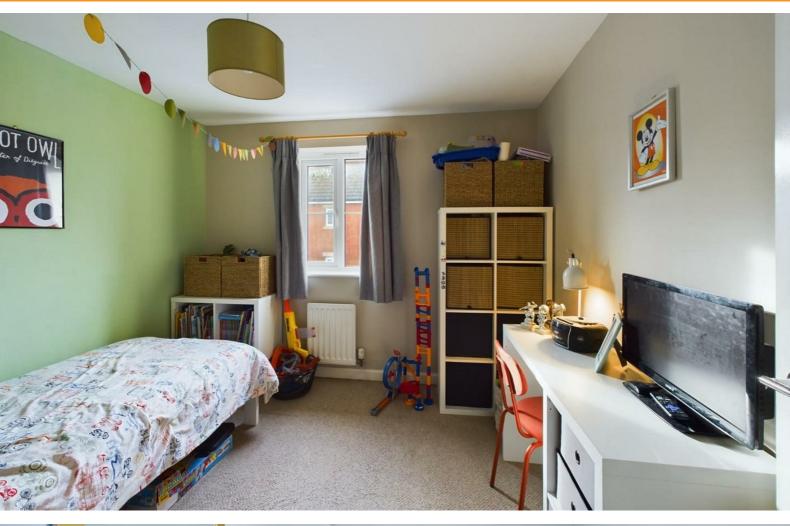
Modern terrace set in a modern development just a short walk away from St George's Park. Set over three levels, this lovely home offers flexible living and comprises entrance hall with a cloakroom, access to a full width lounge/dining space with Juliet balcony. There's a modern kitchen open plan to the living room.

Upstairs you'll find three good size bedrooms, family bathroom and en-suite to the main bedroom. To the lower floor you can access a useful utility room and garage. Ideally situated within easy reach of Church Road and its many shops, cafes and bars, this home would appeal to both first time buyers and investors. Please call to view. Please note there is a management charge of £350 pa for the upkeep of communal areas and gardens. of communal areas and gardens.

- MODERN THREE STOREY
- OPEN PLAN LIVING/KITCHEN
- ENSUITE
- UTILITY
- NO CHAIN

- CLOSE TO ST. GEORGES **PARK**
- THREE BEDROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE



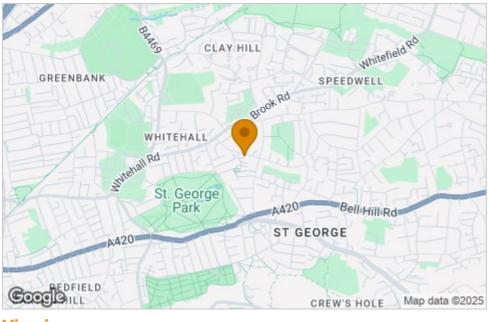




Floor Plan



Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
Fudiand X. Wales	EU Directiv 2002/91/E0	
Environmental Impact (CO ₂) Rat	ing	
	Current	Potentia
Very environmentally friendly - lower CO2 emission		Potentia
Very environmentally friendly - lower CO2 emission		Potentia
		Potentia
(92 plus) 🛕		Potentia
(92 plus) A (81-91)		Potentia
(92 plus) A (81-91) B (69-80) C		Potentia
(92 plus) A (81-91) B (69-80) C (55-68) D		Potentia
(92 plus) A (81-91) B (69-80) C (55-68) D (21-38) F (1-20) G	s	Potentia
(92 plus) A (81-91) B (69-80) C (55-68) D (21-36) F (1-20) G Not environmentally friendly - higher CO2 emission	s	Potentia

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.