



Imbercourt Close

£325,000

- Energy Rating - D
- Kitchen/Diner
- Separate Bath and Shower
- UPVC Double Glazing
- Ample Storage
- Three Bedrooms
- Three Car Drive
- Gas Central Heating
- South Westerly Facing Garden
- Easy Access to Wells Road

Greenwoods are thrilled to present this three-bedroom semi-detached residence, nestled within a serene cul-de-sac. Offering seamless connectivity to the bustling Wells Road, which boasts an array of local conveniences and exceptional transportation links to the city centre, this property promises both convenience and tranquillity.

Upon entering, you are greeted by a generous ground floor featuring an inviting hallway and porch. The spacious lounge and well-appointed Kitchen/Diner provide ample storage options, catering to modern living needs.

Ascending to the first floor reveals a thoughtfully designed bathroom complete with a bathtub and a separate shower. Two spacious double bedrooms and a cozy single bedroom offer a versatile living space that suits various lifestyles.

The property boasts a south westerly facing garden, conveniently equipped with a rear gate providing access via Hengrove Lane to a capacious three-car driveway. Additional amenities include the convenience of gas central heating and the energy efficiency of double glazing. With driveway parking for up to three cars, this residence is truly a haven of comfort and accessibility, making it an ideal choice for discerning buyers seeking a harmonious blend of convenience and comfort in a peaceful neighbourhood.

Lounge 18'11" x 8'5" (5.77 x 2.59m)

Kitchen/Diner 14'2"x 12'11" (4.32x 3.96m)

Bedroom One 12'05 x 9'05 (3.78m x 2.87m)

Bedroom Two 12'4" x 11'10" (3.78 x 3.61)

Bedroom Three 9'05 x 8'05 (2.87m x 2.57m)

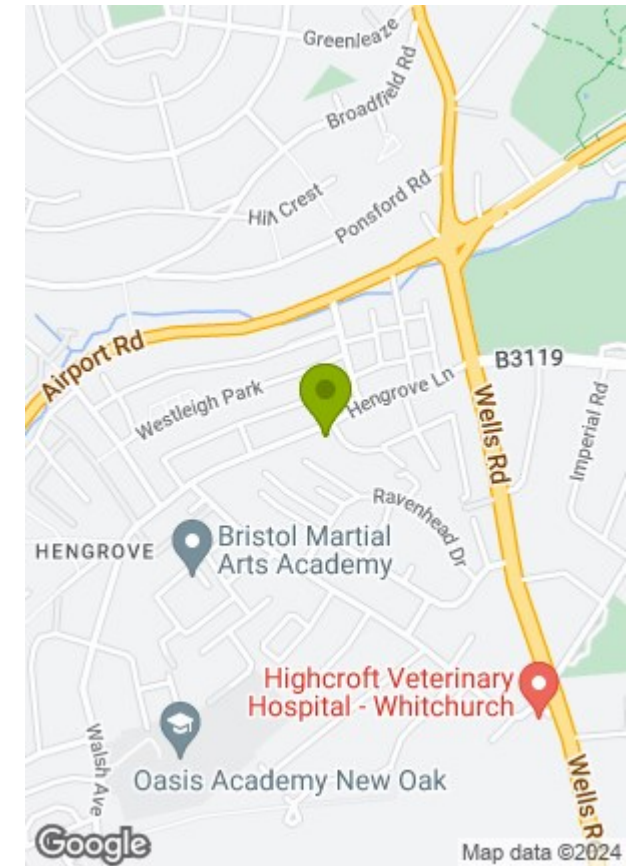
Bathroom 8'08 x 6'02 (2.64m x 1.88m)

Tenure - Freehold

Council Tax Band - C







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			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(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
		88	
		61	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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