



Kylross Avenue, Whitechurch

£320,000

- **Energy Rating - TCB**
- **Built in Kitchen Appliances**
- **UPVC Double Glazing**
- **Rear Lane Access**
- **Ground Floor Shower Room**

- **Three Bedroom Terraced House**
- **Full Width Conservatory**
- **Double Driveway**
- **Underfloor Heating In Lounge & Bathroom**
- **Close To Local Amenities**

Explore the pinnacle of contemporary living through our captivating 3D interactive tour of this exceptional Three-bedroom home, nestled just off Gilda Crescent. Step into the meticulously presented interior, beginning with an inviting entrance hallway that leads to a modern kitchen equipped with built-in appliances such as a fridge freezer and oven & hob. The kitchen seamlessly connects with a spacious lounge, leading to a luminous full-width conservatory that contains a ground floor shower room. Adorned with French doors, the conservatory unveils a generously proportioned garden with a harmonious mix of patio, lawned, and decking areas and shed with electric power providing an ideal setting for outdoor enjoyment.

Upstairs, two generously-sized double bedrooms await, along with a single room that could double up as an office. This space is complemented by a tastefully designed family bathroom showcasing a sleek suite and a shower over the bath. Underfloor heating in bathroom and lounge. The residence boasts the comfort of gas central heating via a combination boiler, Upvc double glazing, and convenient off-street parking at the front, ensuring a perfect blend of practicality and style. Embark on a visual journey through this refined home by scheduling an early internal viewing appointment with Greenwoods today.

Lounge 18'3" x 13'6" (5.57 x 4.12)

Kitchen 11'11" x 8'11" (3.64 x 2.74)

Conservatory 19'8" x 7'6" (6.01 x 2.31)

Ground Floor Shower Room 4'11" onto shower x 3'2" (1.50 onto shower x 0.98)

Bedroom One 11'9" x 9'0" (3.59 x 2.76)

Bedroom Two 12'7" onto wardrobe x 8'11" (3.84 onto wardrobe x 2.72)

Bedroom Three 8'5" x 5'6" (2.57 x 1.69)

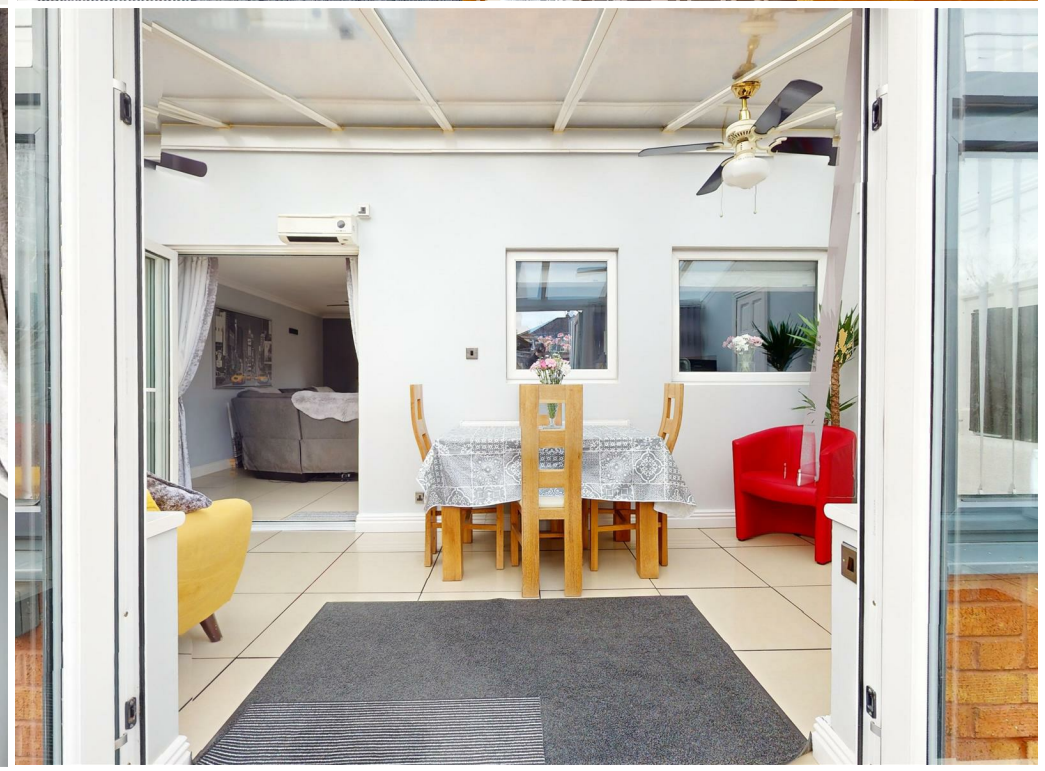
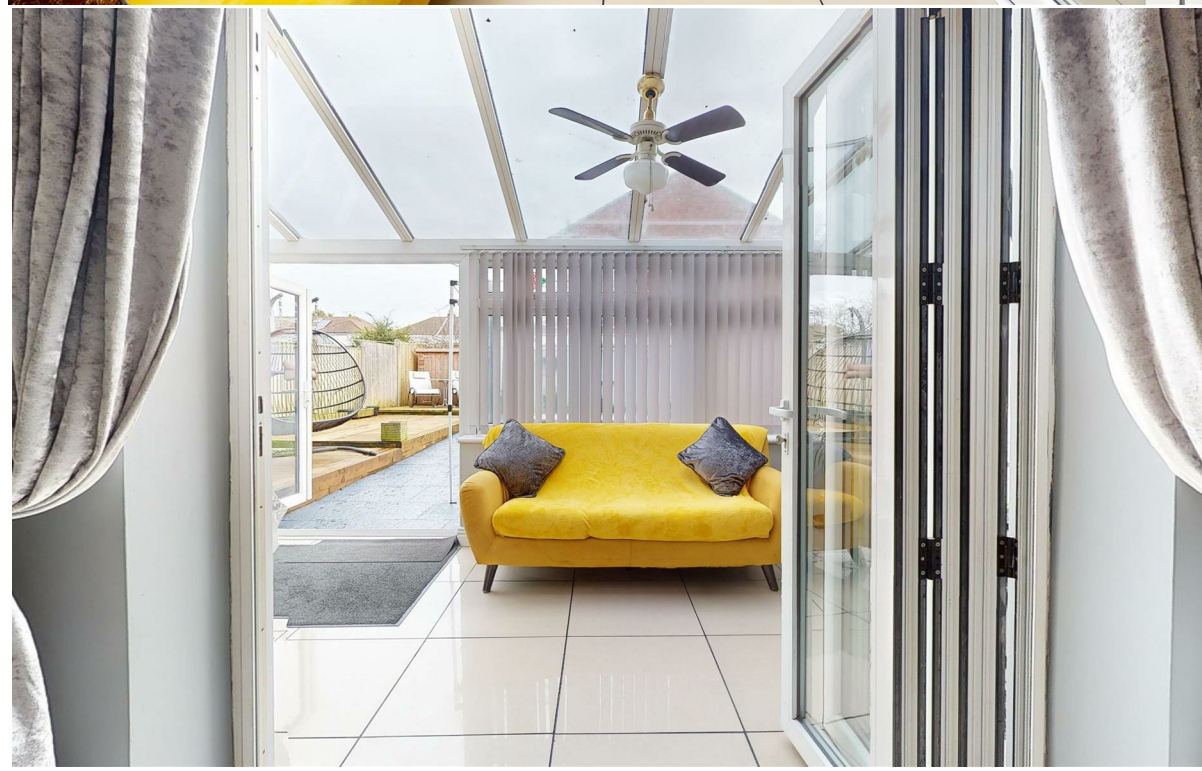
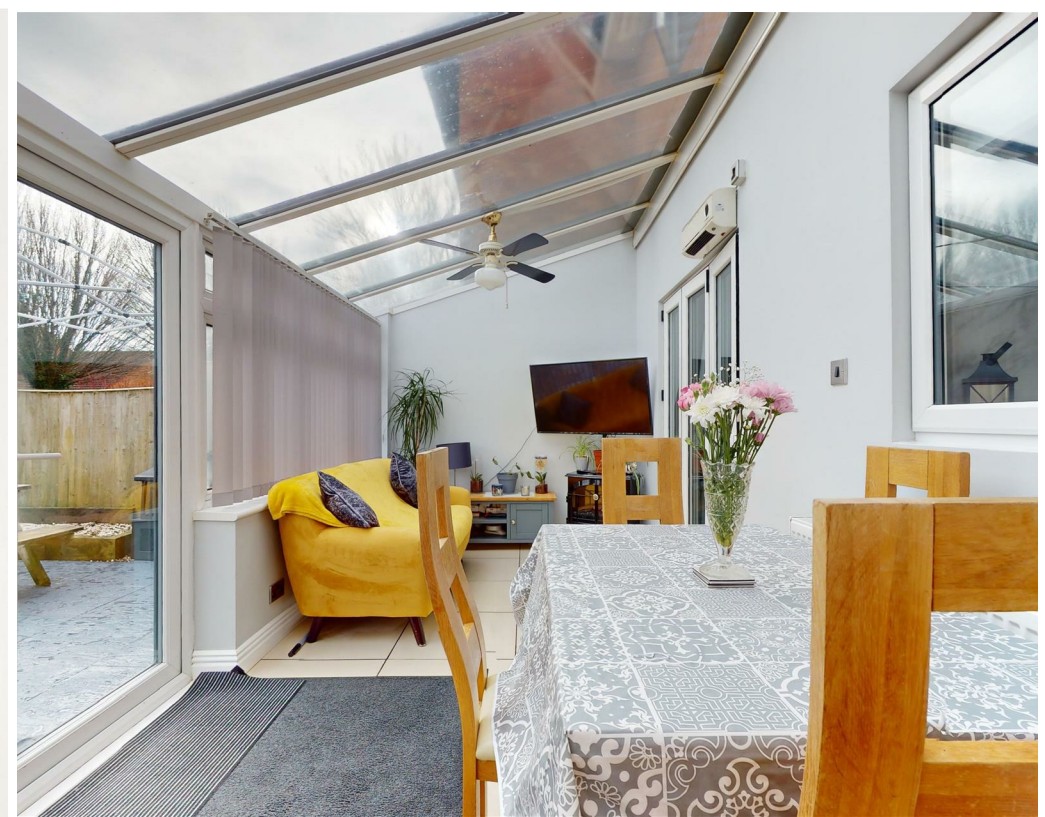
Bathroom 9'1" x 8'9" (2.78 x 2.67)

L Shaped

Tenure - Freehold

Council Tax Band - B









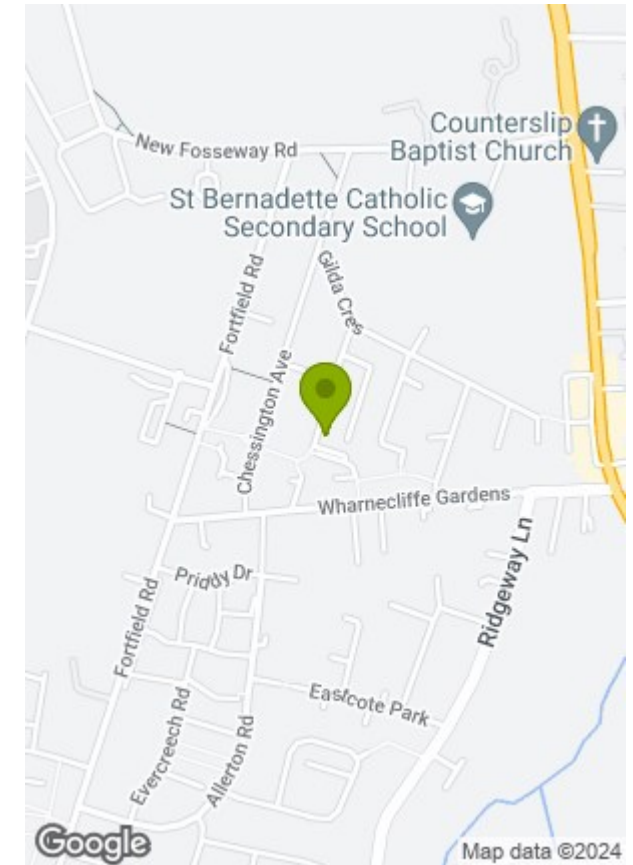








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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