



Whitecross Avenue, Whitchurch

£360,000

- Energy Rating - C
- Garage & Driveway
- Lounge/Diner
- Gas Central Heating
- Three Bedroom Semi-Detached Home
- Utility Room
- Ground Floor Cloakroom
- Upvc Double Glazing

Situated on the sought-after Whitecross Avenue in Whitchurch, this charming three-bedroom semi-detached house comes with the added benefit of being offered with NO ONWARD CHAIN. Ideally located for local amenities, including shops, schools, and bus routes, this home offers both convenience and comfort.

The property is designed with versatility in mind, featuring front, rear, and side access points. A driveway provides off-street parking, enhancing both accessibility and functionality. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge/diner, a convenient ground floor cloakroom, and a well-equipped kitchen with integrated oven and hob. Adjacent to the kitchen is a utility room, offering additional convenience.

Ascending to the first floor, you will find two generously sized double bedrooms, along with a versatile single bedroom that could serve as an ideal office space. Completing the accommodation is a family bathroom, which features a shower over the bath for added convenience.

Further enhancing the property's appeal are the garage (rebuilt approximately 9 years ago) and Gas Central Heating, ensuring warmth and comfort throughout the home. UPVC Double Glazing promotes energy efficiency, while the innovative SprayCork exterior paint provides added durability, weather resistance, and improved thermal performance. With a 25-year guarantee, this modern feature offers peace of mind and adds to the overall convenience and desirability of this lovely home, combining practicality with long-lasting quality.

Sitting area 14'4" x 11'8" into recess (4.37 x 3.56 into recess)

Dining Area 13'3" x 10'1" (4.04 x 3.09)

Kitchen 12'9" x 7'6" (3.90 x 2.29)

Utility 9'9" x 5'1" (2.99 x 1.55)

Ground Floor Cloakroom 5'4" x 2'7" (1.64 x 0.79)

Bedroom One 14'5" x 11'8" into recess (4.40 x 3.58 into recess)

Bedroom Two 13'3" x 10'3" into recess (4.05 x 3.14 into recess)

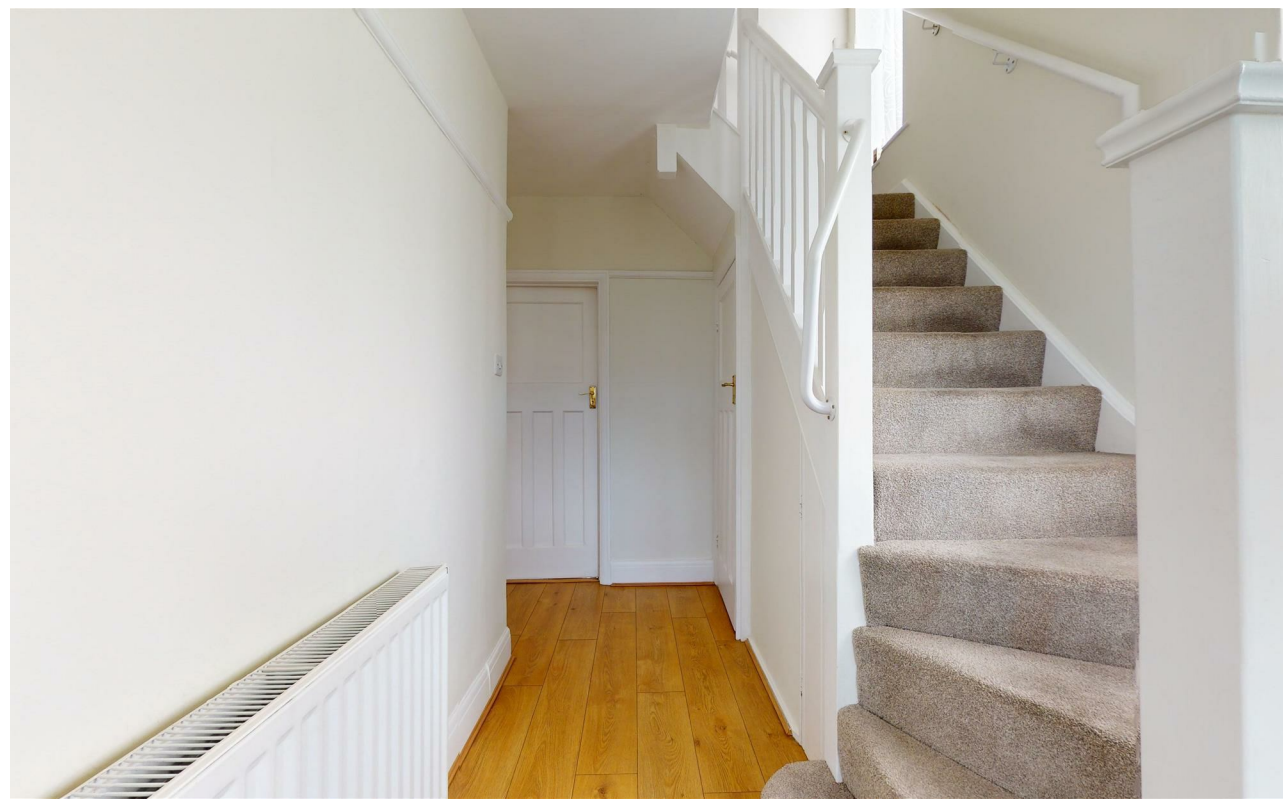
Bedroom Three 9'4" x 8'3" (2.85 x 2.54)

Bathroom 6'7" x 6'3" (2.02 x 1.91)

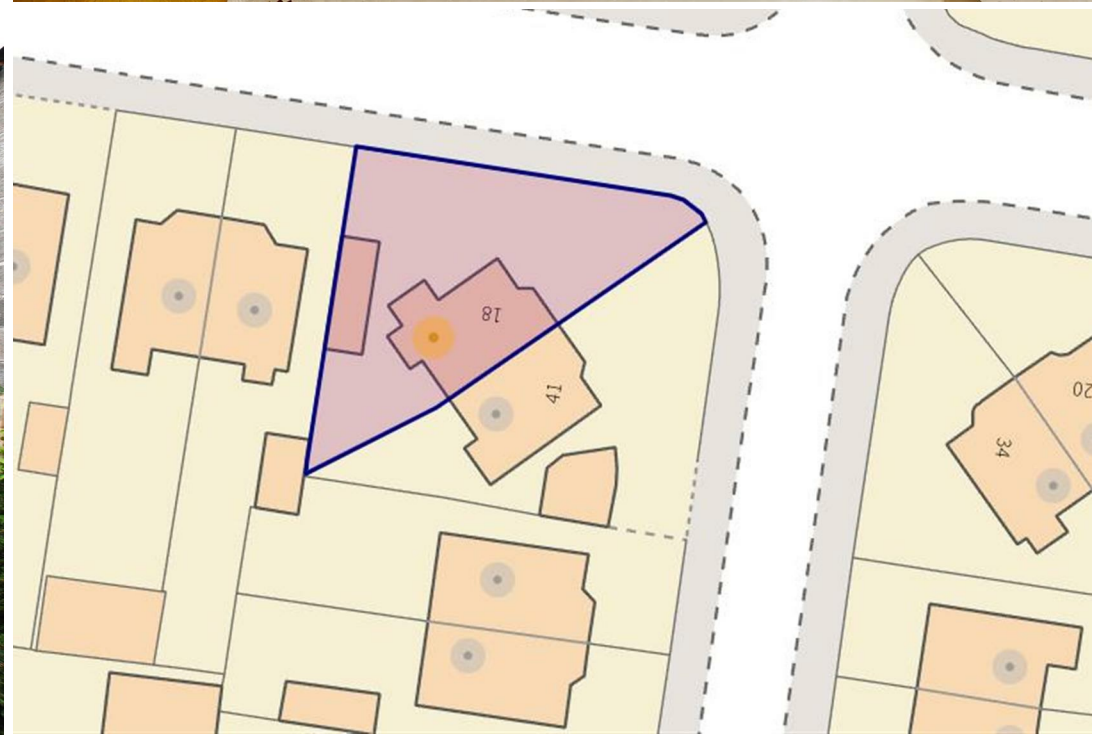
Tenure Status - Freehold

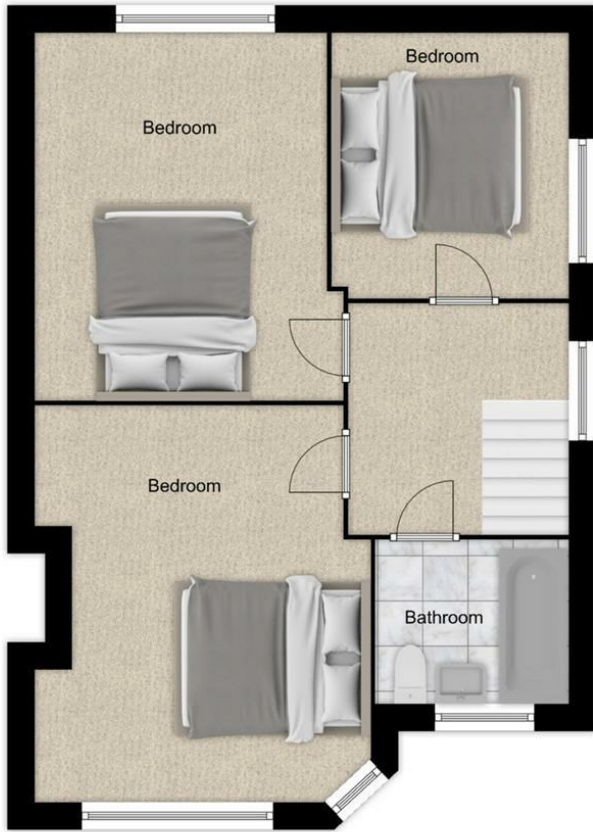
Council Tax - Band C



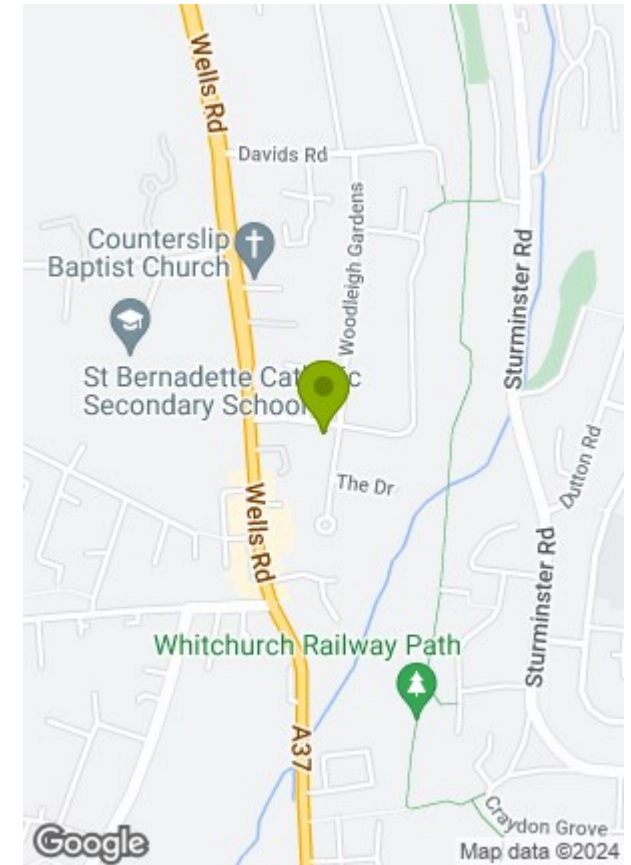








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		70
<small>EU Directive 2002/91/EC</small>		

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		
<small>EU Directive 2002/91/EC</small>		

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