



Chatterton Green, Whitchurch

Offers Over £285,000

- **Energy Rating - D**
- **Three Bedrooms**
- **Bathroom With Separate Shower**
- **South Facing Rear Garden**
- **Beautifully Presented Throughout**

- **End Of Terrace House**
- **Lounge/Diner**
- **Garage**
- **PERFECT FOR FIRST TIME BUYERS**

This beautifully presented family home is situated on Chatterton Green in Whitchurch, just a short walk away from the OUTSTANDING Bridge Farm Primary School and Sunshine Pre-School. A short drive away is Hengrove Leisure Centre and Imperial Retail Park offering a range of different shops. There are also local bus routes, pubs, parks and amenities nearby.

This bright and airy three bedroom end of terrace home is perfect for those looking to get onto the property ladder. The accommodation briefly comprises; entrance porch, entrance hallway, spacious lounge/diner, fitted kitchen with built in electric oven and gas hob, sliding patio doors from the lounge opening to the south facing rear garden which is laid to lawn with a patio area. To the first floor there are two double bedrooms, third bedroom, modern bathroom with separate shower cubicle and a separate W/C. Further benefits include, gas central heating, upvc double glazing throughout, Large utility room and garage in nearby block.

Kitchen 9'1 x 7'2 (2.77m x 2.18m)

Lounge/Diner 18'2 x 16'1 max (5.54m x 4.90m max)

Bedroom One 13'7 x 8'6 (4.14m x 2.59m)

Bedroom Two 11'2 x 8'3 (3.40m x 2.51m)

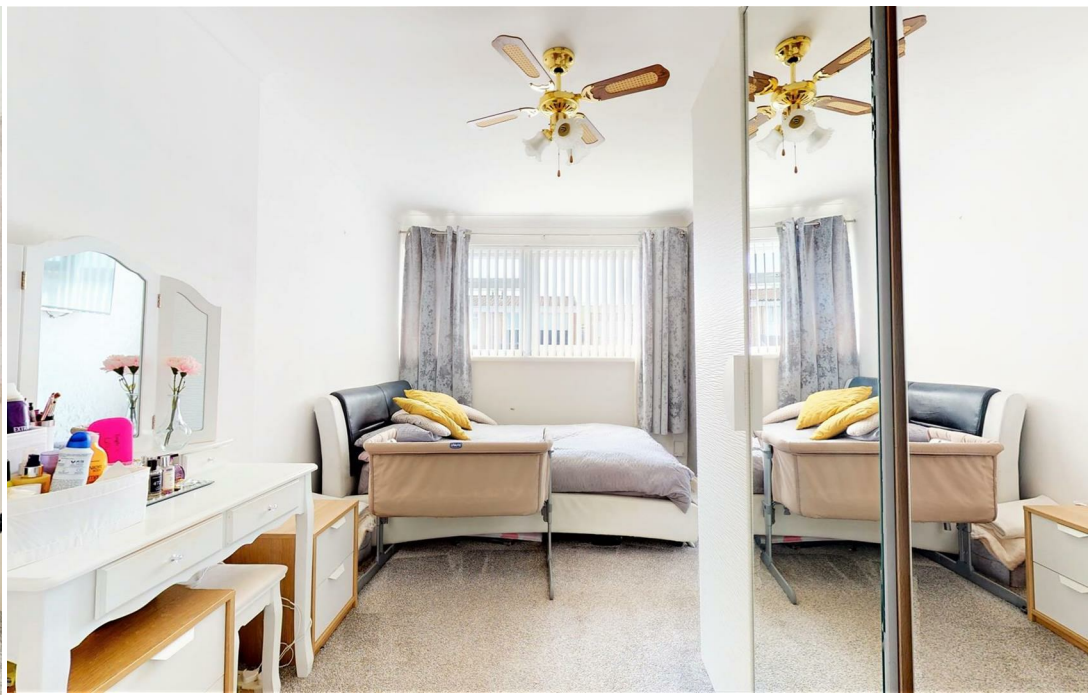
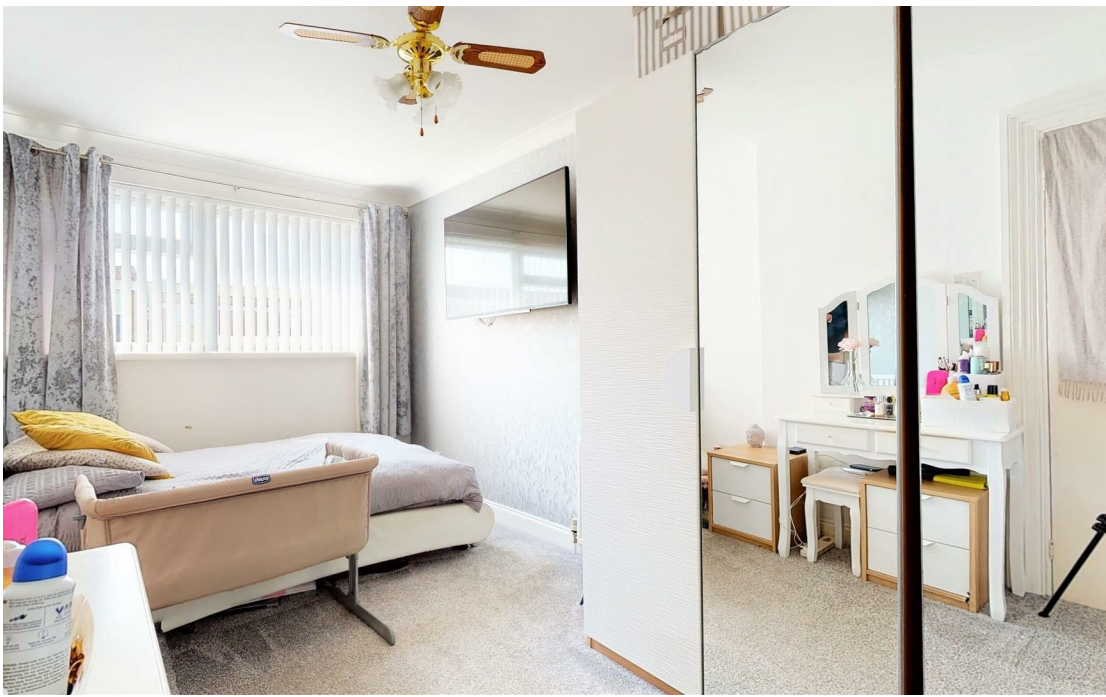
Bedroom Three 10'0 x 7'4 (3.05m x 2.24m)

Bathroom 9'0 x 4'8 (2.74m x 1.42m)

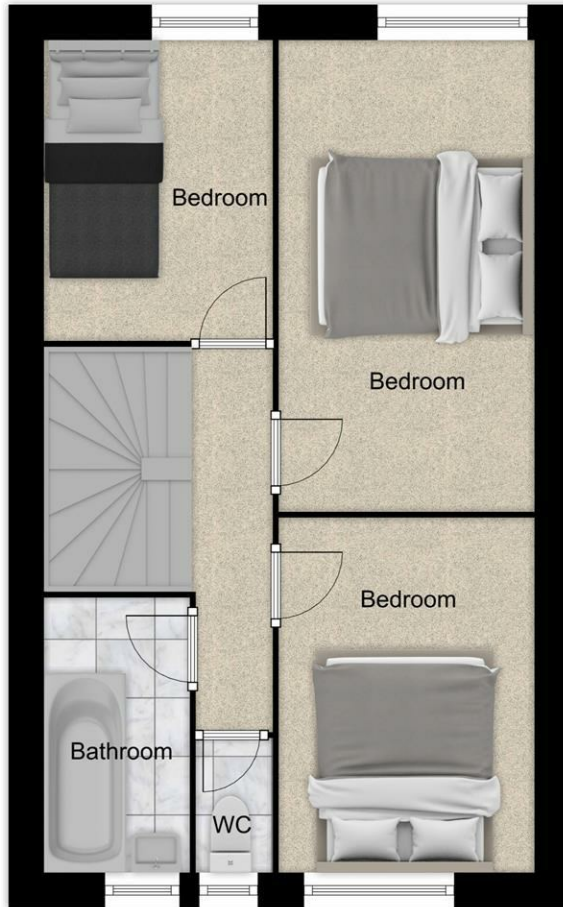
Separate WC 5'3 x 2'9 (1.60m x 0.84m)



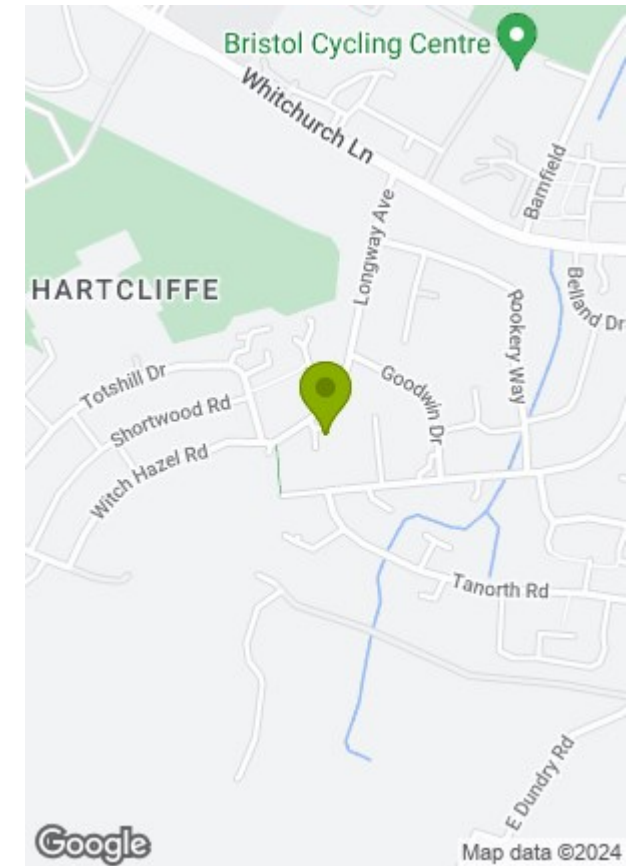








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales	EU 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		
	61	75
England & Wales	EU Directive 2002/91/EC	

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