



Abbots Close, Whitchurch

£400,000

- **Energy Rating - C**
- **Sought After Location**
- **Semi Detached Family Home**
- **Ground Floor Shower Room**
- **Three Bedrooms**

- **Beautifully Presented**
- **Converted Garage**
- **Driveway Parking**
- **Conservatory**
- **Garden Room**

Greenwoods are delighted to welcome to the market this well-presented three-bedroom semi-detached family home located on Abbots Close in Whitchurch. This property is conveniently situated close to the outstanding Ofsted-rated Bridge Farm Primary School.

The ground floor accommodation briefly comprises an entrance hallway, a spacious loung, kitchen/diner and a bright and airy conservatory.

On the first floor, you will find three double bedrooms and a large family bathroom with a shower over the bath.

The rear of the property boasts a low-maintenance garden laid to patio and stone chippings, perfect for easy upkeep and a garden room.

Additional benefits include gas central heating via a combination boiler, UPVC double glazing, a driveway providing off-street parking, side access to rear garden, and a converted garage currently being used as a gym with a shower room off.

Lounge 14'11" x 10'7" (4.57 x 3.25)

Kitchen 18'5" x 8'6" (5.63 x 2.61)

Conservatory 11'6" x 10'0" (3.53 x 3.05)

Converted Garage 8'11" x 7'6" (2.73 x 2.29)

Shower Room 6'10" x 4'3" (2.09 x 1.31)

Bedroom One 13'6" x 9'9" (4.14 x 2.99)

Bedroom Two 10'0" x 8'11" (3.05 x 2.72)

Bedroom Three 8'4" x 8'3" (2.56 x 2.54)

Bathroom

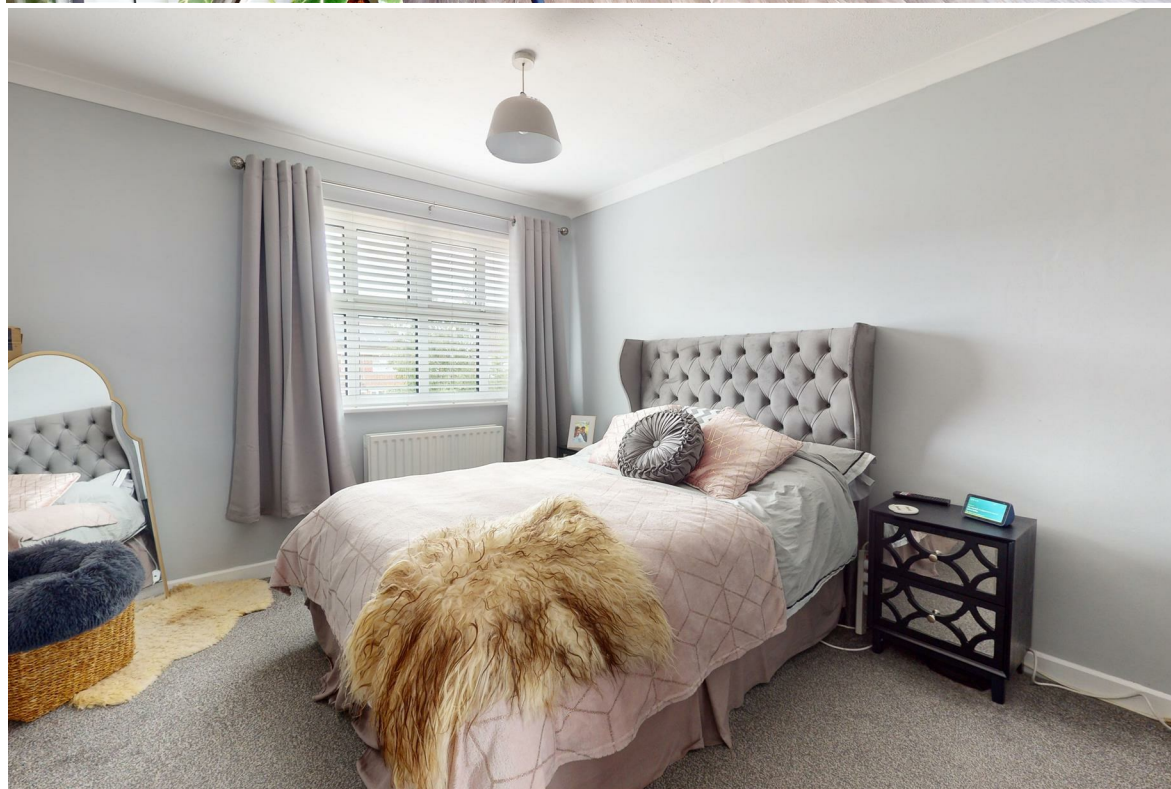
Tenure Status - Freehold

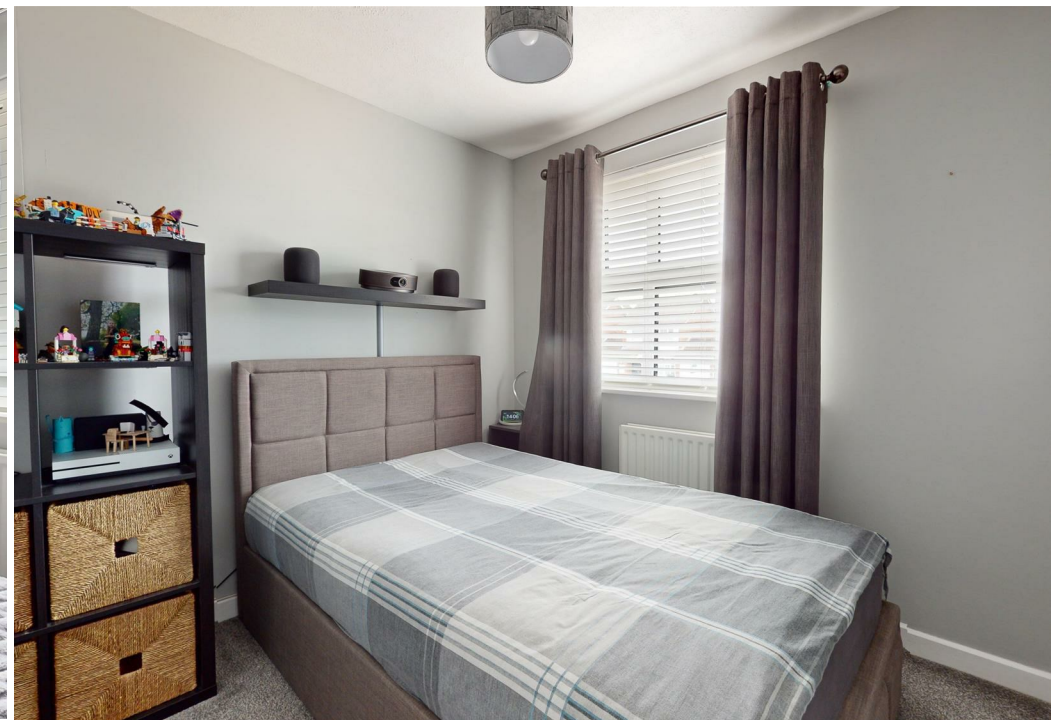
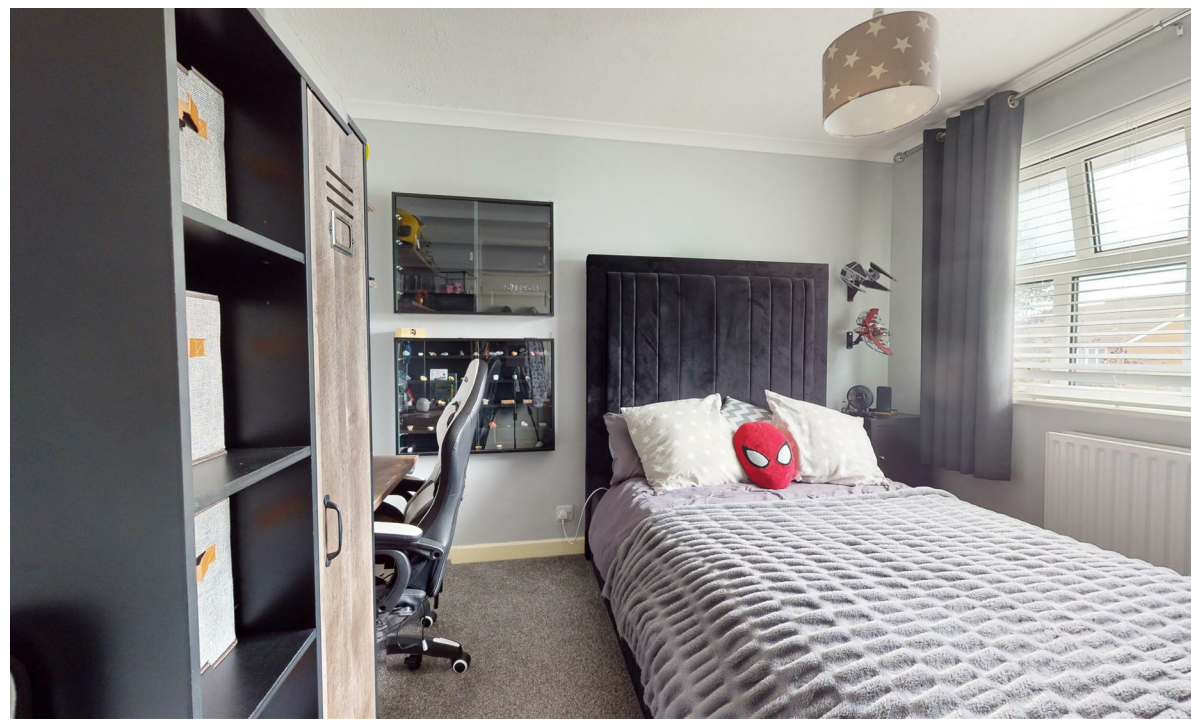
Council Tax - Band D









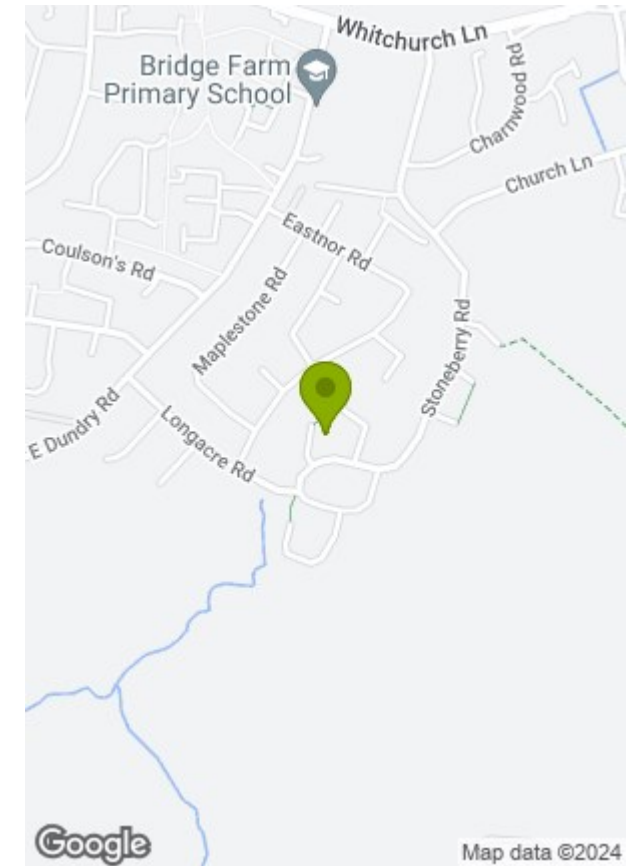








© Greenwood's Barons Property Centre 2024



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		
	71	85
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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.