



Wells Close, Whitchurch

£400,000

- **Energy Rating - C**
- **Open Plan Living**
- **Snug With Bi-Fold Doors**
- **Gas Central Heating**
- **Utility**

- **Three Bedroom Home**
- **Garage & Driveway**
- **UPVC Double Glazing**
- **Ground Floor Cloakroom**
- **Spacious Garden**

This beautifully presented semi-detached family home is located in a peaceful cul-de-sac just off Wells Road (A37), offering convenient transport links to the city center. It's a short five-minute walk to Whitchurch Primary School and a nearby shopping area featuring a Tesco Express and other amenities.

The property features an inviting open-plan living area, which currently serves as a lounge, dining room, and kitchen, complete with integrated appliances. The ground floor also includes a cloakroom, a utility room, and a cozy snug with vaulted ceilings. The snug boasts full-length bi-fold doors that open out to a spacious garden, perfect for entertaining, with a patio, lawn, and decking.

Upstairs, the first floor comprises two double bedrooms and a versatile single bedroom, which the current owners use as an office. The family bathroom is well-appointed, featuring a separate shower and a freestanding bath.

Additional benefits of this property include UPVC double glazing, gas central heating, a driveway with EV charger, and a garage.

Open Plan Living 25'8" x 17'8" (7.83 x 5.39)
Both at max (L Shaped)

Snug 15'7" x 10'11" (4.77 x 3.33)

Utility 9'0" x 5'3" (2.75 x 1.61)

Ground Floor Cloakroom 5'6" x 3'2" (1.70 x 0.99)

Bedroom One 11'5" x 10'8" (3.49 x 3.27)

Bedroom Two 11'8" x 9'0" (3.58 x 2.76)

Bedroom Three 9'10" x 6'10" (3.01 x 2.09)

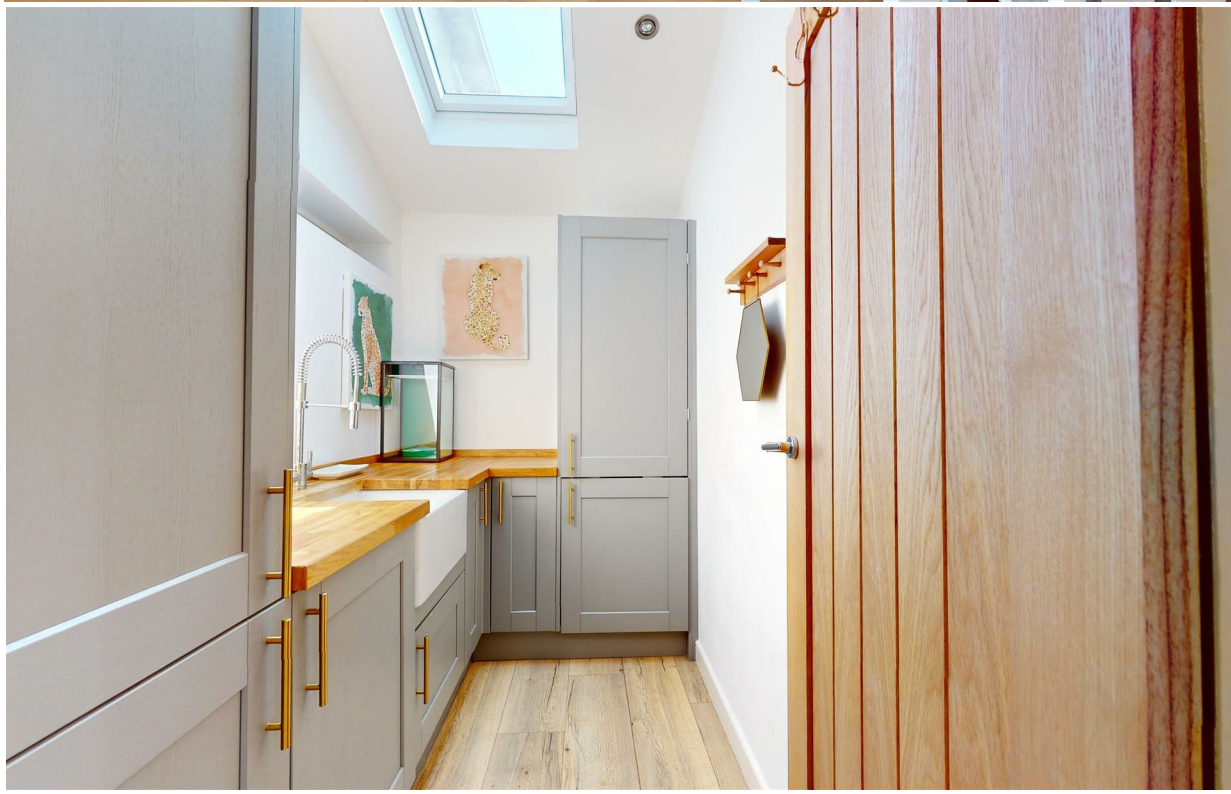
Bathroom 8'6" into shower x 7'4" (2.61 into shower x 2.26)

Tenure - Freehold

Council Tax Band - C









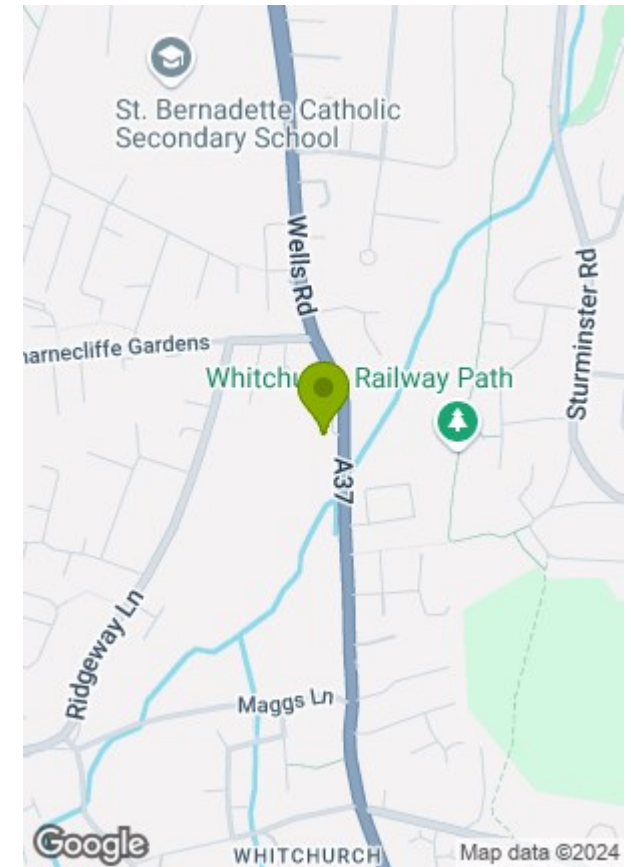








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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 74 | 86 |
| 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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