



The Witheys, Whitchurch

£410,000

Situated on the sought-after road of The Witheys, this charming three-bedroom detached home in a peaceful cul-de-sac offers an ideal location close to local schools, shops, and transport links. With NO ONWARD CHAIN, it's a perfect choice for buyers looking to move quickly.

Inside, the ground floor boasts a comfortable lounge, a spacious kitchen/diner, and a sunroom with French doors leading to the garden, along with a utility room and ground floor cloakroom, providing ample space for family relaxation and entertainment.

Upstairs, you'll find two double bedrooms, bedroom one having an en-suite shower room, a versatile single bedroom, and a family bathroom, catering to the needs of a modern family.

The south-facing rear garden features a paved patio area, a lush lawn, and two storage sheds, perfect for outdoor activities and storage. Side access leads to the front of the property where a driveway offers convenient off-street parking, complemented by a garage.

Additional features include double glazing throughout, efficient gas central heating via a combination boiler, and potential for extending over the garage, ensuring year-round warmth and comfort. This property offers a blend of practicality and potential, making it an attractive option for any buyer.

Lounge 13'11" x 13'0" (4.25 x 3.98)

Kitchen/Diner 16'4" x 11'0" (4.98 x 3.37)

Sunroom 6'11" x 6'5" (2.13 x 1.96)

Ground Floor Cloakroom

Utility 8'0" x 6'5" (2.44 x 1.97)

Bedroom One 13'4" x 13'2" (4.07 x 4.02)
Both at max

En-Suite Shower Room 6'6" x 6'6" (2.00 x 2.00)

Bedroom Two 9'4" x 8'11" (2.87 x 2.72)

Bedroom Three 8'9" x 6'8" (2.69 x 2.04)

Bathroom 6'6" x 6'6" (2.00 x 2.00)

Tenure - Freehold

Council Tax Band - E

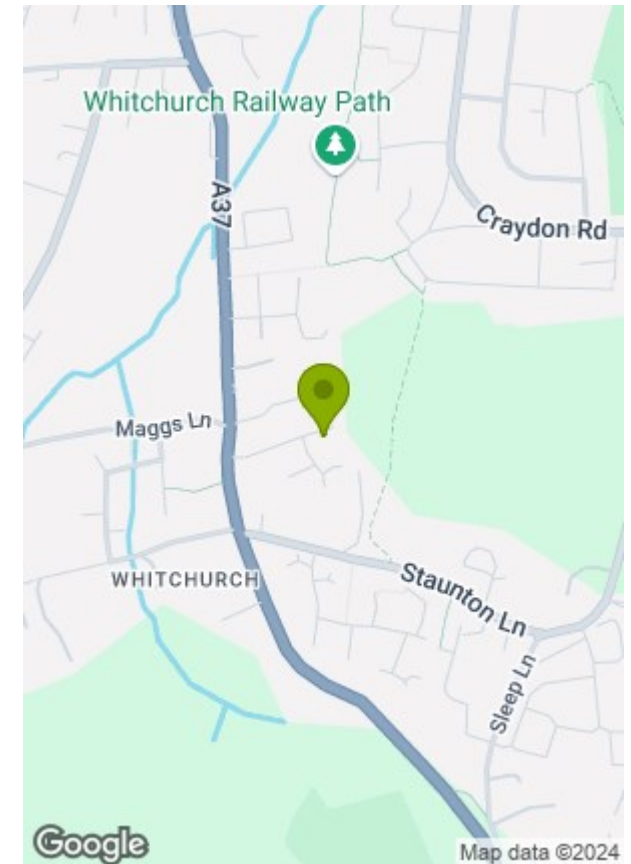
- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Ground Floor Cloakroom**
- **Side Access**
- **Bright & Airy**
- **Three Bedroom Detached Home**
- **South Facing Rear Garden**
- **Garage & Driveway**
- **UPVC Double Glazing**
- **En-Suite Shower Room**







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			82	(82 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D			68	(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		
				EU Directive 2002/91/EC		

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