



Grass Meers Drive, Whitchurch

£269,950

- Energy Rating - D
- 32ft Open Plan Lounge/Diner
- Three Bedrooms
- Off Street Parking
- No Onward Chain
- End Of Terrace House
- Separate Kitchen
- Family Bathroom
- Gas Central Heating
- Upvc Double Glazing

Greenwoods presents to the market, with no onward chain, this extended three-bedroom end of terrace house, situated within the sought-after 'Bridge Farm Estate' in Whitchurch. Comprising of entrance hallway, 32ft open plan lounge, dining area, and sunroom, perfect for both relaxation and entertainment. A separate well-appointed kitchen adds to the functionality of the ground floor accommodation.

Ascending to the first floor, you'll discover two comfortably sized double bedrooms, each adorned with fitted wardrobes, alongside a cozy single bedroom. Completing this level is a bathroom, equipped with a shower over the bath.

Conveniently positioned, this property enjoys proximity to local amenities including schools, shops, a leisure centre, and easily accessible bus routes, enhancing everyday living for its occupants. Additional advantages include gas central heating, UPVC double glazing ensuring energy efficiency, and off-street parking, providing practicality and ease for residents' vehicles.

Kitchen 12'02 x 9'06 (3.71m x 2.90m)

Lounge 15'11 x 12'3 (4.85m x 3.73m)

Dinning Room 14'09 x 6'06 (4.50m x 1.98m)

Sunroom 12'05 x 7'11 (3.78m x 2.41m)

Bedroom One 12'03 x 9'09 (3.73m x 2.97m)

Bedroom Two 9'09 x 9'09 (2.97m x 2.97m)

Bedroom Three 8'11 x 6'0 (2.72m x 1.83m)

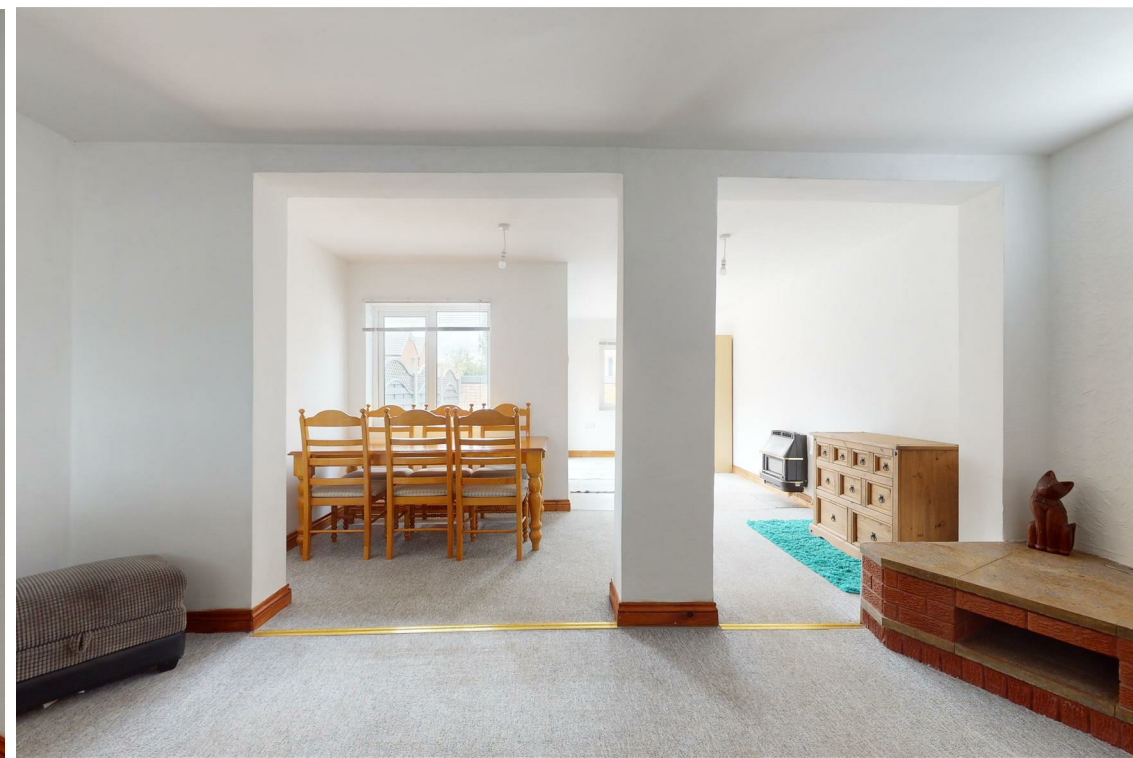
Bathroom 5'11 x 5'05 (1.80m x 1.65m)

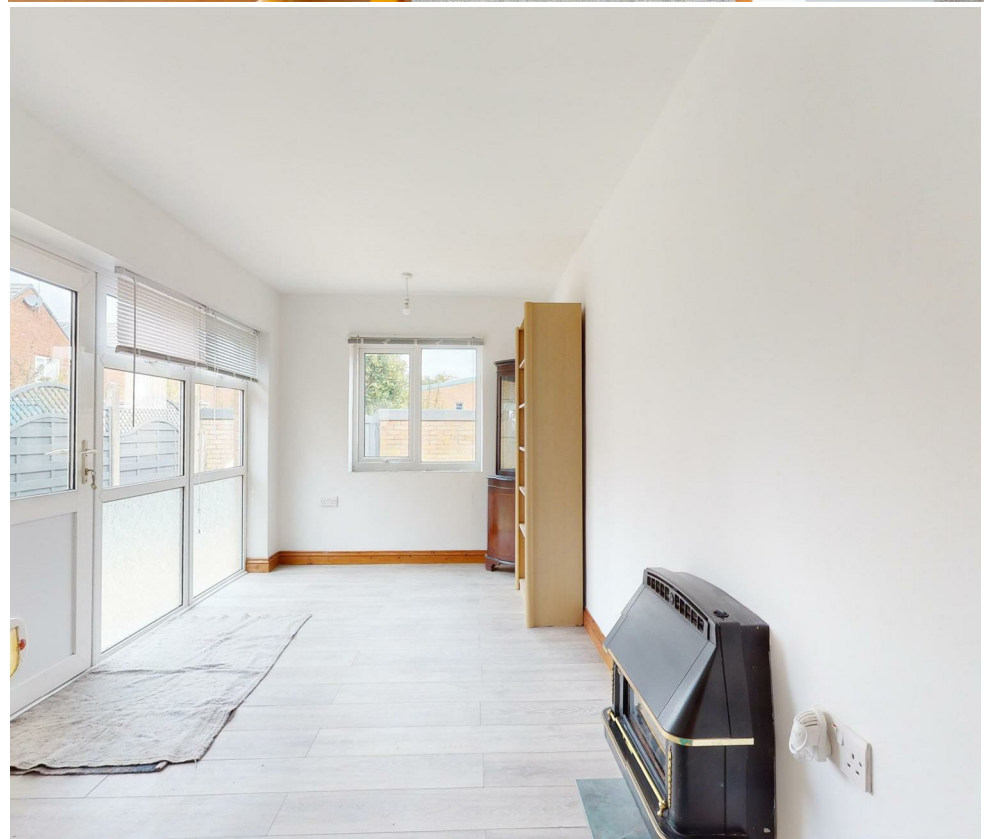
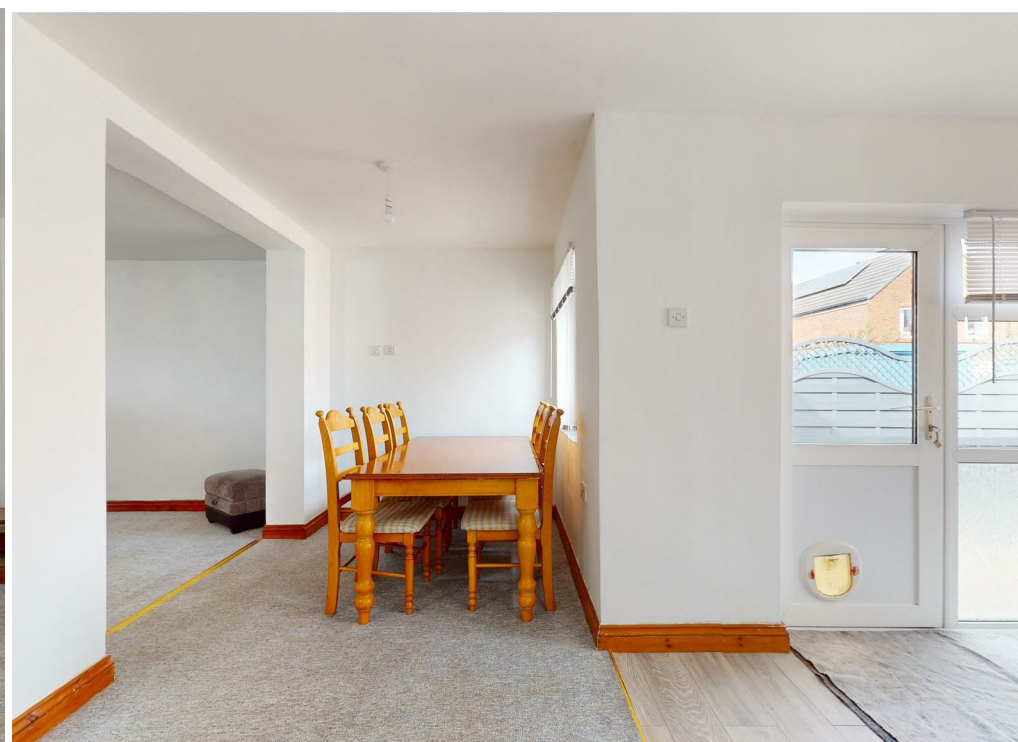
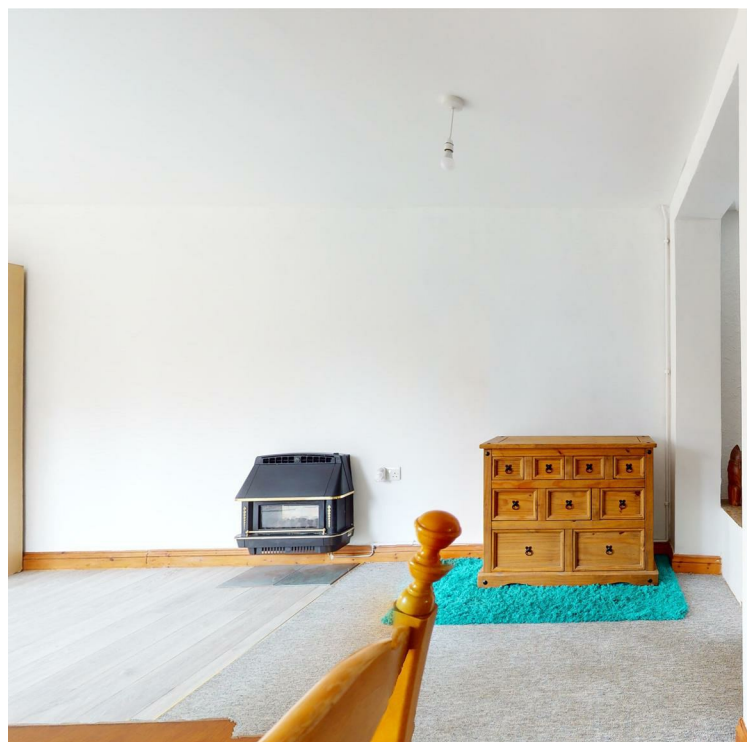
Tenure - Freehold

Council Tax Band - B







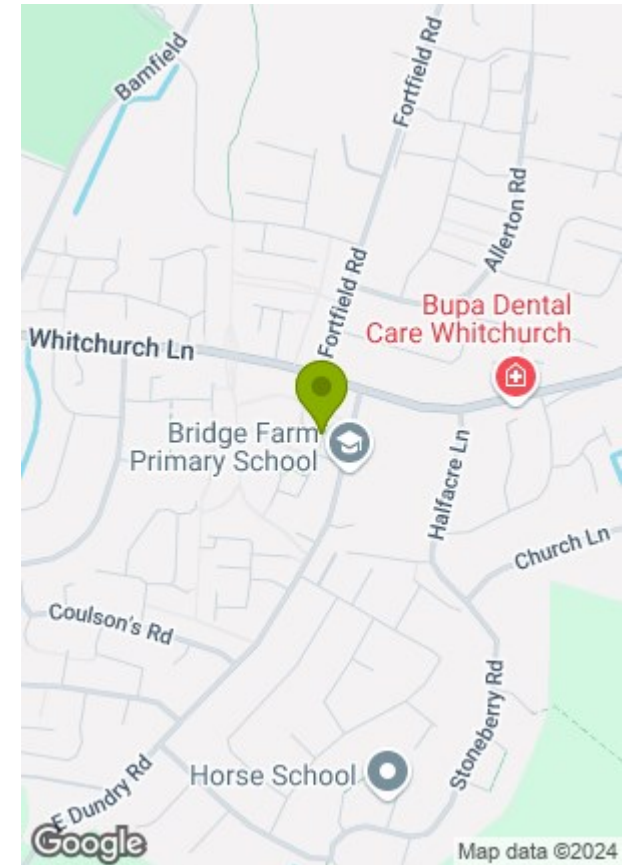




Approx Gross Internal Floor Area: Total 94m sq / 1012 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>59</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>85</b>
	<b>52</b>	
EU Directive 2002/91/EC		

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