



Instinct Guides You



Grace Green, Chickerell £400,000

- Own New Available
- Fronts Attractive Green Space - Grace Green
- Three Double Bedrooms
- Bathroom & En-suite
- Garage & Parking
- Cloakroom & Storage Cupboards
- Approx 101 Sq. Meters
- Close to Bus Route & Schools
- Brand New Home



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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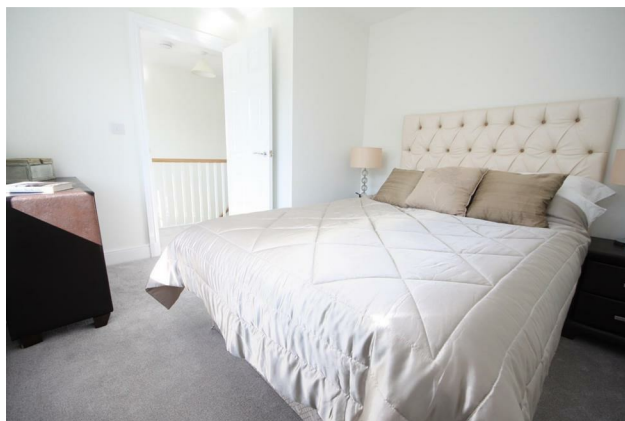
* Own New Property Incentive - speak to the sales representative to see if you qualify, which could lead to potential savings on your monthly mortgage re-payments.

Welcome to Grace Green, a mid-terrace brick-built home that has three double bedrooms and overlooks an attractive green space. This modern family home boasts a south-westerly rear garden, a main bedroom with an en-suite and a garage with parking.

On the ground floor, a welcoming entrance hall with useful downstairs cloakroom and under-stairs storage cupboard. The open plan kitchen/dining room has a bright aspect, with pleasant views and double doors that lead to the rear garden helping to merge the boundaries between home and garden. The Living room adjacent enjoys lovely views over the green space in front.

The first floor comprises three double bedrooms, with bedroom one enjoying a shower room ensuite. The family bathroom is finished to a superb finish comprising a bath with shower over, wash hand basin and w.c complimented by decorative tiling.

*Please note the show home is a different style house and should be used as guidance only to give an indication on the style and quality of finish.



Room Dimensions

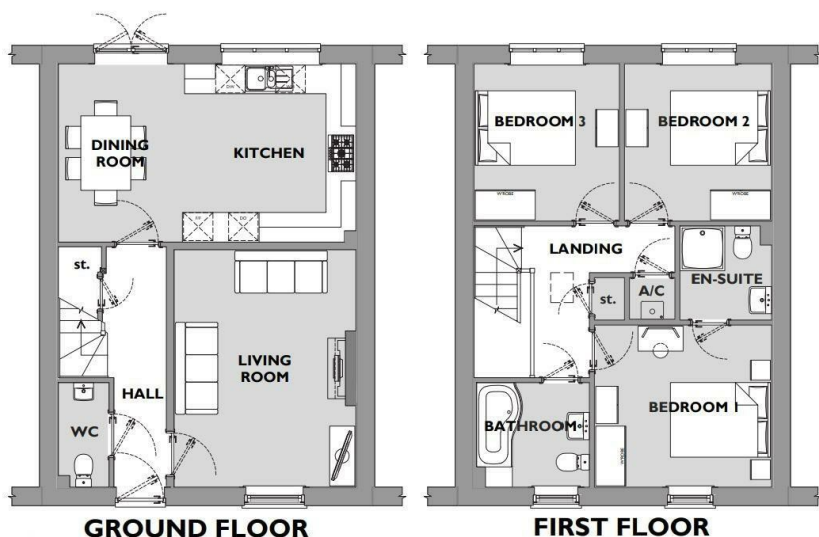
Bedroom One 11'7" x 10'8" max (3.54 x 3.26 max)

Bedroom Two 10'4" max x 9'7" (3.16 max x 2.94)

Bedroom Three 10'4" x 9'6" (3.16 x 2.90)

Living Room 15'7" x 11'9" (4.77 x 3.6)

Kitchen / Dining Room 19'6" x 11'8" (5.95 x 3.58)



Energy Efficiency Rating	
Current	Potential
85	96
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	
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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.