



Instinct Guides You



## Lower Way, Chickerell Guide Price £320,000

- Three Double Bedrooms
- Versatile Ground Floor Living
- Off Road Parking
- Open Plan Kitchen/Breakfast Room
- Enclosed Southerly Aspect Garden
- Ground Floor Wet Room
- Close To Amenities & Bus Route
- Fronts An Open Green Space



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Welcome to this well-presented family home that offers superb versatility thanks to a ground-floor wet room and versatile living space. The home boasts three double bedrooms, off-road parking and an enclosed southerly aspect rear garden.

The property fronts a public green space giving a sense of space to the frontage. Off-road parking leads to the front porch offering a small amount of practical storage.

Inside you step into a well-proportioned lounge that flows through an archway to a versatile dining area with double doors that open to the front. Adjacent is a well-appointed wet room that adds excellent versatility and scope to the ground floor opening the option of ground-floor living with some small changes. The kitchen/breakfast room a the rear is spacious and enjoys a number of fitted units and space for white goods. Doors lead outside helping to merge the boundaries between home and garden. the space is complimented by a south-facing window beautifully illuminating the room.

Rising to the first floor there are three double bedrooms. Bedrooms one and two are impressive in size with ample room for furniture of versatile layouts. Bedroom three is another double that enjoys views of the public green. The bathroom completes the property and comprises a bath with shower over, wash hand basin and w.c set against pastel blue and white tiles.

The rear garden begins with a generous patio, perfect for entertaining or soaking up the sun before continuing to a large, low-maintenance gravel area enclosed by fencing with two established trees adding maturity to the property.



Room Dimensions

Living Room 12'8" x 11'10" (3.88 x 3.62)

Dining Room 12'4" x 7'4" (3.76 x 2.25)

Wet Room 7'3" x 6'1" (2.23 x 1.86)

Kitchen/Breakfast Room 16'1" x 8'9" (4.92 x 2.68)

Bedroom One 11'11" x 11'10" (3.65 x 3.63)

Bedroom Two 15'5" x 8'9" (4.71 x 2.69)

Bedroom Three 11'10" x 8'7" (3.63 x 2.63)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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