



1ST FLOOR



GROUND FLOOR

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Get in touch to arrange a viewing!

Like what you see?



Council Tax Band: D | Property Tenure: Freehold

NO CHAIN!! Blue Sky are proud to offer for sale this semi detached family home located on Whittucks Road in the ever popular area of Hanham. The property is ideally located close to the local schools, amenities, ring road connections and river walks. This home does require updating but offers any potential buyer the opportunity to really make their mark! The accommodation comprises: entrance porch, hall, lounge, dining room, kitchen and rear porch to the ground floor. On the first floor can be found three good size bedrooms, WC and the bathroom. Externally the property boasts a good size rear garden, garage to rear and driveway parking to front. Make sure this home is top of your to view list! Call today!



Entrance Porch

2'6" x 6'9" (0.76m x 2.06m)
Double glazed sliding doors to front, tiled flooring.

Entrance Hall

13'3" n/t 2'9" x 8'3" n/t 6'9" (4.04m n/t 0.84m x 2.51m n/t 2.06m)
Door and windows to front, wall unit housing fuse board, stairs to first floor landing, radiator.

Lounge

14'9" into bay x 11'9" (4.50m into bay x 3.58m)
Double glazed bay window to front, radiator.

Dining Room

12'11" x 10'4" (3.94m x 3.15m)
Double glazed patio doors to rear, radiator.

Kitchen

15'6" max x 8'3" max (4.72m max x 2.51m max)
Radiator, storage cupboard with double glazed window to side and housing fuse board, breakfast bar, 1 1/2 bowl sink with drainer, double glazed windows to side and rear, wall and base units with worktops over, tiled splash backs, double oven, electric hob, cooker hood, door to rear porch, space for fridge/freezer, plumbing for washing machine.

Rear Porch

2'9" x 3'2" (0.84m x 0.97m)
Double glazed door to rear garden, door to storage cupboard with window to side and gas combi boiler.

First Floor Landing

10'3" x 8'3" n/t 2'8" (3.12m x 2.51m n/t 0.81m)
Loft access, double glazed window to side.

Bedroom One

14'8" into bay x 10'7" (4.47m into bay x 3.23m)
Double glazed bay window to front, radiator.

Bedroom Two

12'5" x 10'8" (3.78m x 3.25m)
Double glazed window to rear, radiator.

Bedroom Three

8'5" x 8'4" (2.57m x 2.54m)
Double glazed window to front, radiator.

W.C

2'5" x 5'5" (0.74m x 1.65m)
Double glazed window to side, W.C.

Bathroom

6'3" x 8'3" (1.91m x 2.51m)
Double glazed window to rear, wash hand basin, enclosed bath with shower over, part tiled walls, radiator, storage cupboard with shelves.

Front

Driveway parking to front, gated side access, lawn and shrubs.


Rear Garden

Patio area, outside tap, shrubs, lawn area, gated side access, rear decking area, door to garage, rear gate.

Garage

20'0" x 11'4" (6.10m x 3.45m)
Up and over door to front, door to side, double glazed window to rear, power and light, garage is accessed via rear lane.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

