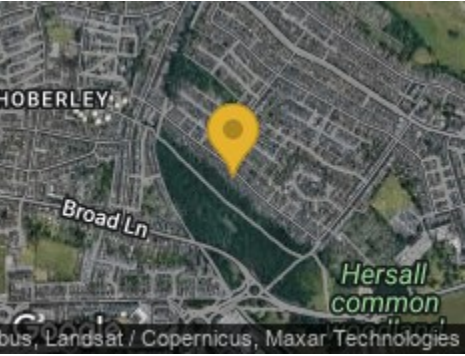


Road Map



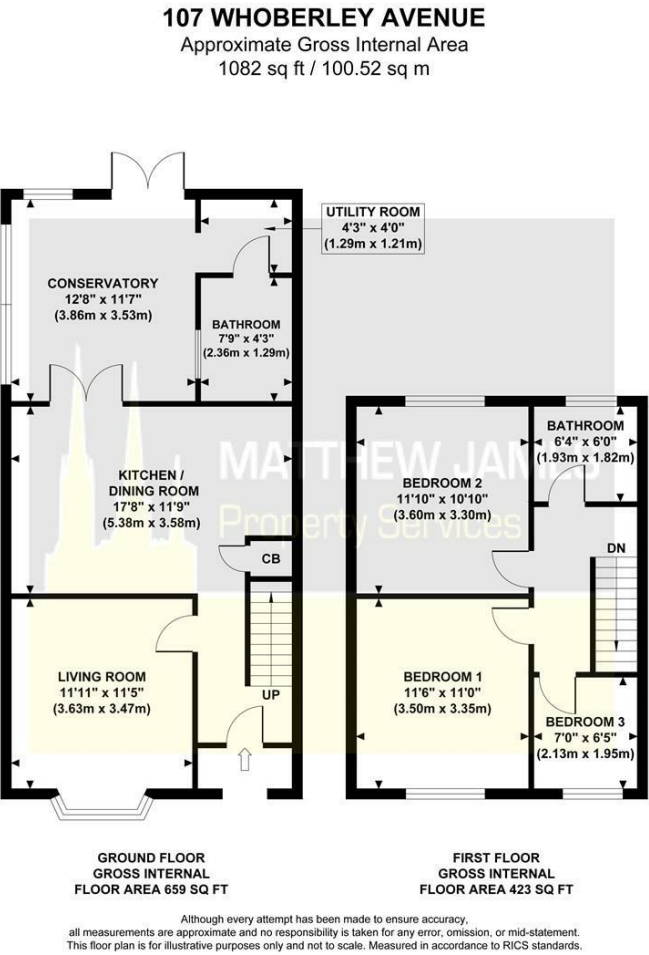
Hybrid Map



Terrain Map



Floor Plan

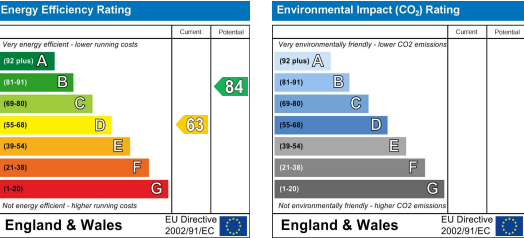


Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



MATTHEW JAMES
Property Services



107 Whoberley Avenue
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Offers Over £265,000



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Front Garden

Laid to block paving providing off road parking accessed via a dropped kerb. Through the:

Storm Porch

Leads into the:

Entrance Hallway

Having stairs that lead off to the first floor with storage beneath and door leading off to the:

Living Room

11'11 x 11'5

Having a PVCu double glazed bay window to the front elevation and fireplace with hearth, mantle and surround to the one wall.

Open Plan Kitchen Dining Room

17'8 x 11'9

Having a range of wall, base and drawer units with roll top work surface over, open plan breakfast bar with space and plumbing for a dishwasher beneath, space for a larger fridge, space for a cooker with extractor over, tiling to all splash prone areas, dining area for table and chairs and timber French doors that lead to the:

Conservatory

12'8 x 11'7

Being of dwarf wall design with PVCu double obscure glazed windows to the side, PVCu double glazed windows to the rear with French doors that lead to the rear garden area and opening that leads to the:

Utility Room

4'3 x 4

Having space and plumbing for a washing machine, space for an upright freezer and door that leads to the:

Ground Floor Bathroom

7'9 x 4'3

Having PVCu double glazed windows to the side elevation, panel bath with shower over, low level flush WC, heated ladder style towel rail and tiling to all four walls.

First Floor Landing

Having balustrade, access to the loft area and doors leading off

Bedroom One

11'6 x 11

Having a PVCu double glazed window to the front elevation.

Bedroom Two

11'10 x 10'10

Having a PVCu double glazed window to the rear elevation and wardrobe to the one wall.

Bedroom Three

7' x 6'5

Having a PVCu double glazed window to the front elevation.

Family Bathroom

6'4 x 6

Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, p-bath with shower over including rain head, heated ladder style towel rail and modern tiling to all splash prone areas.

Rear Garden

Having fenced perimeters, paved patio area, artificial

grass with paved pathway to a pedestrian gate that leads to the rear vehicular access (with two further parking spaces) and door leads to the:

Man Cave / Studio / Playroom / Home Office

(Not Measured) Having power and lighting. Perfect for the home office, studio or garden bar.

