



Like what you see?

Get in touch to arrange a viewing!

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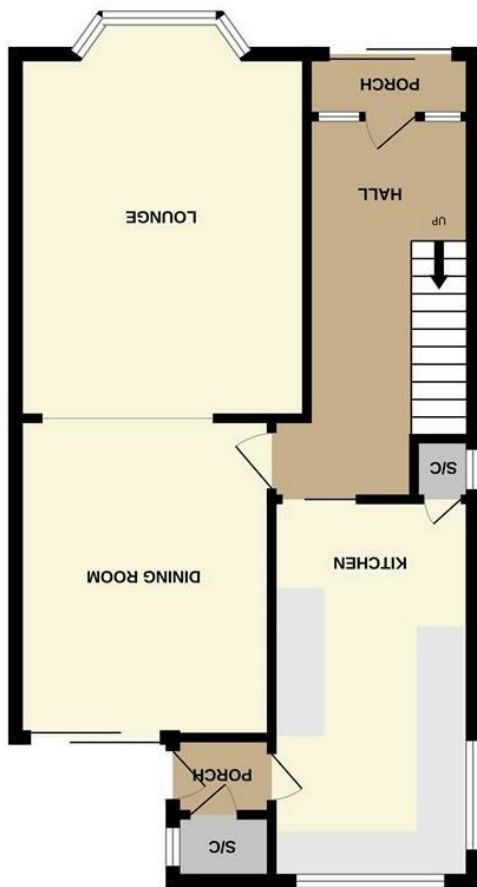
Don't forget to register and stay ahead of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given in the guide to room layout and design, items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



1ST FLOOR



GROUND FLOOR



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

