



Woodcroft Avenue BS5 9AS

Fantastic Location | Double glazed throughout | Storage | Period Features

South facing garden! | Two reception rooms | Two large double bedrooms | EPC rating E

Asking Price: £285,000

HUNTERS[®]
HERE TO GET *you* THERE

Woodcroft Avenue BS5 9AS

Hunters are excited to bring this beautifully sized bay fronted victorian to the market. It boasts two generous reception rooms and kitchen, with two large double bedrooms upstairs and a bigger-than-average third. This property is chain free and in a popular location within walking distance to St Georges Park and Church Road !! Book now to avoid disappointment!

FRONT DOOR

UPVC double glazed door with obscure glass leading to

ENTRANCE HALL

Stairs to first floor, radiator, doors too

STORAGE CUPBOARDS

Two large under the stair storage cupboards

LIVING ROOM

3.05m (10' 0") x 4.24m (13' 11")

UPVC Double glazed window to front, original floor boards power points, radiator, TV point



DINING ROOM

2.95m (9' 8") x 3.96m (13' 0")

UPVC Double glazed window to rear, radiator, power points

KITCHEN

2.03m (6' 8") x 4.42m (14' 6")

Wall and base units with rolled edge work surfaces over, stainless steel sink and drainer, space for washing machine, fridge freezer and cooker. UPVC window to side, doors leading to garden and



BATHROOM

UPVC Double glazed window to rear with obscure glass, three piece suite comprising of, WC, Pedestal wash hand basin, panelled bath with shower over

STAIRS LEADING TO

MASTER BEDROOM

3.51m (11' 6") x 3.51m (11' 6")

UPVC double glazed bay window to front, original floorboards, power point, radiator

BEDROOM 2

3.94m (12' 11") x 2.79m (9' 2")

UPVC double glazed window to rear, power point, radiator

BEDROOM 3

2.11m (6' 11") x 3.07m (10' 1")

UPVC Double glazed window to rear, power point, radiator.

CLOAK ROOM

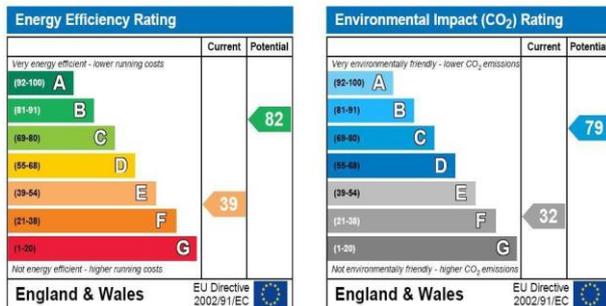
UPVC glazed window to front with obscure glass, pedestal wash-hand basin, WC

GARDEN

Front, Hardstanding for plant pots and bin storage, Rear, Patio, gravel, flower bed



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.