



41 Gambrell Avenue, Whitchurch, Shropshire, SY13 1GT

Offers in the region of £148,500

This modern spacious end of terrace house provides excellent family accommodation throughout and is situated on the edge of the town yet still within walking distance of the town centre amenities. The property benefits from gas central heating, double glazing and outside enjoys enclosed lawned gardens together with a single garage. In brief the accommodation comprises entrance hall, downstairs WC, lounge with gas fire, dining room, kitchen. Upstairs off the first floor landing there is the master bedroom with en suite shower room, 2 further bedrooms and family bathroom. AN EARLY VIEWING IS HIGHLY RECOMMENDED - NO STAMP DUTY.

Whitchurch

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Entrance Hall

Secure front entrance door having 2 small opaque glass insets leads into the hall having radiator, staircase leading to the first floor landing. Doors then lead off to further accommodation.

Downstairs WC

With white suite comprising low level flush WC, wash hand basin with tiled splash areas, radiator.

Lounge 16'7" x 10'1"

With double doors which lead off the main entrance hall, ideal for entertaining, having marble effect fire surround with marble effect inset and hearth incorporating a flame effect gas fire, TV point, 2 radiators, 2 double glazed windows to the side and a further double glazed window to the front.

Dining Room 9'3" x 7'8"

With radiator, double glazed windows to the side and the front.

Kitchen 11'3" x 8'2"

With matching wall and base cupboards comprising one and half stainless steel single drainer sink unit and swan neck mixer tap, worksurfaces adjoining and tiled splash areas, built in electric cooker, separate 4 ring gas hob unit and extractor above, spaces for washing machine, fridge and freezer, radiator, useful built in understairs storage cupboard, double glazed window to the side and access door leading out to the enclosed gardens.

First Floor Landing

With access to the loft space, radiator. Doors lead off to further accommodation.

Bedroom One 11'1" x 10'4"

With double glazed window to the front, radiator, built in single wardrobe.

En Suite Shower Room

With white suite comprising shower enclosure having mains shower, tiled walls and folding screen door, low level flush WC, pedestal wash hand basin, tiled splash areas, radiator, vinyl floor.

Bedroom Two 9'2" x 7'0"

With built in double wardrobe, radiator, double glazed window to the side.

Bedroom Three 9'3" x 7'2"

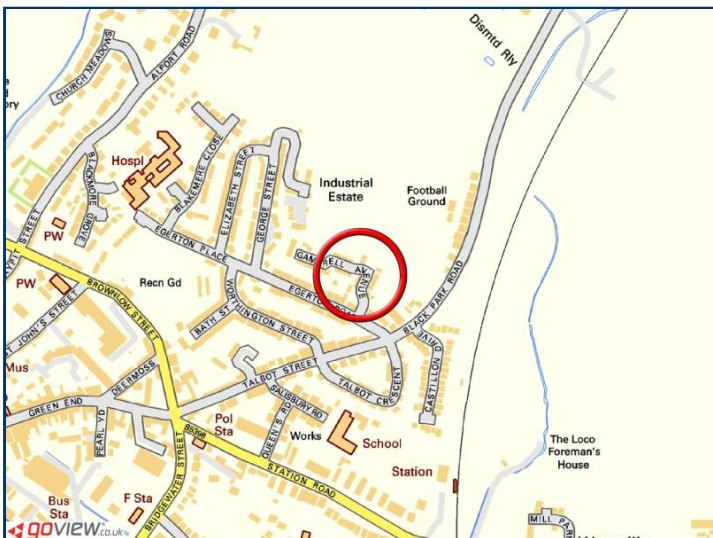
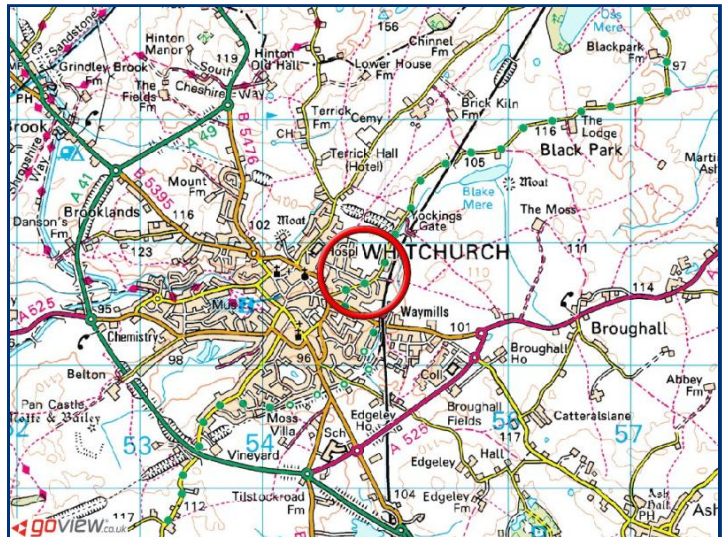
With built in single wardrobe, radiator, double glazed window to the front.

Bathroom

With white suite comprising panelled enclosed bath, shower over, pedestal wash hand basin, low level flush WC, tiled splash areas, radiator, double glazed window to the front.

Exterior

Paved pathway leads to the main front entrance. To the one side of the property there is a secure access timber gate which leads into the enclosed lawned gardens. These are laid to lawn having a paved patio adjoining and are enclosed by timber fencing. A further secure access gate leads into the rear car park where the single garage can be found and there is allocated parking directly in front of garage also



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
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.			