## 3 Bristol Avenue, Werrington  PE4 6PG          £250,000





*** NO ONWARD CHAIN *** '' Located in Werrington village, this 3 bedroom semi detached bungalow eagerly awaits it's new owner. Featuring a spacious long driveway leading to a garage, entrance hall, kitchen, living room, lean to, 3 bedrooms, bathroom and a low maintenance rear garden. Viewings are highly recommended to appreciate the location of this home. EPC Energy Rating - D/ Council Tax Band - C ''.

## ENTRANCE
19' 2" x 3' 8" (min)(5.84m x 1.12m) 5' 5"(max) (1.65m) (approx) Door to side, cupboard and radiator.

## KITCHEN
7' 7" x 10' 9" (2.31m x 3.28m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer, plumbing for a washing machine, space for a cooker, space for a fridge/ freezer and wall mounted boiler. Window to rear and door to rear.

## LIVING ROOM
13' 1" (min)(3.99m)14' 3" (max) x 10' 9" (4.34m x 3.28m) (approx) Radiator and sliding door to :-

## LEAN TO
7' 3" x 12' 2" (2.21m x 3.71m) (approx) Windows to rear and side, doors to side and rear.

## BEDROOM 1
11' 2" x 13' 0" (3.40m x 3.96m) (approx) Window to front and radiator.

## BEDROOM 2
8' 8" x 13' 0" (2.64m x 3.96m) (approx) Window to front and radiator.

## BEDROOM 3
8' 9"(min) (2.67m) 10' 9"(max) x 7' 9" (3.28mx2.36m) (approx)Window to side, window to rear and radiator.

## BATHROOM
5' 5" x 7' 0" (1.65m x 2.13m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to front, window to side.

## OUTSIDE
The front of the property has brick block driveway leading to garage, laid to lawn and mature shrubs. The rear of the property has fencing, patio area, raised flower beds and mature shrubs.

## GARAGE
9' 3" x 22' 9" (2.82m x 6.93m) (approx) Up and over door, window to side.

## AGENT NOTES
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England, Scotland & Wales — EU Directive 2002/91/EC

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