

**3 Bedroom(s), Terraced House, Freehold**

**Wells Road, Wheatley.**



- 3D Virtual Tour Available
- Kitchen Diner
- Lounge
- Bathroom
- Close to City Centre and Hospital

- Spacious Mid Terrace Property
- No Chain
- Three Bedrooms
- Generous Rear Enclosed Garden

**£105,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



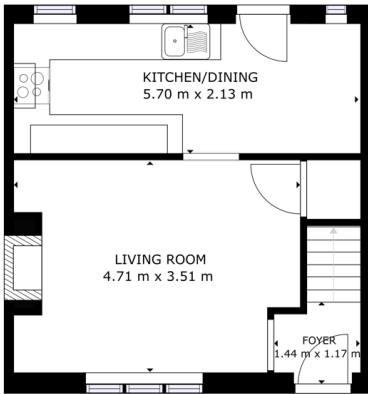
## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This Spacious mid terrace property benefits from a kitchen diner, lounge, three spacious bedroom, bathrooms and a generous rear garden. close to local amenities, schools and within walking distance of the city centre and Wheatley hall road shopping park. Book your viewing today via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26794611>

## Ground Floor

### Floor Plan



GROUND FLOOR AREA  
GROUND FLOOR: 20.82 sq. metres (227 sq. ft.)  
TOTAL: 20.82 sq. m

Matterport

### Kitchen Diner

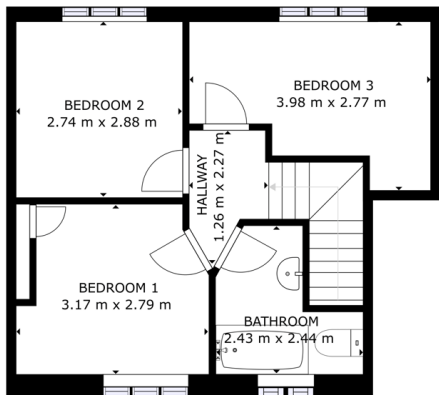


### Lounge



### First Floor

## Floor Plan



GROUND FLOOR PLAN (SEE ALSO THE SECOND FLOOR PLAN)  
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Third Bedroom



First Bedroom



Bathroom

Second Bedroom



External





**Front Aspect**



**Rear Garden**



## Property Information

- Council Tax Band -
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Average Annual Electricity Bills -
- Average Annual Gas Bills -
- Average Annual Water Bills -
- Tenure -
- Solar Panels -
- Space Heating System -
- Approximate Heating System Installation Date -

- Water Heating System -
- Approximate Water Heating Installation Date -
- Boiler Location -
- Approximate Electrical System Installation Date -
- Approximate Electrical System Test Date -
- Fires/Heaters -
- Permanent Loft Ladder -
- Loft Insulation -
- Loft Boarded out -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	