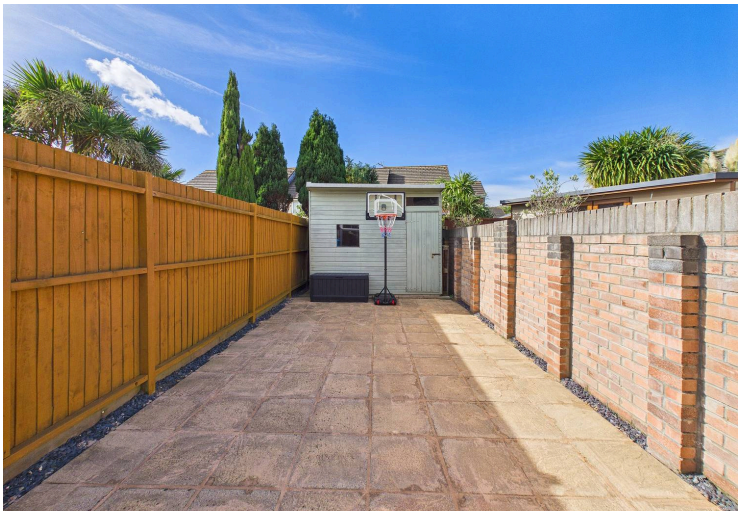
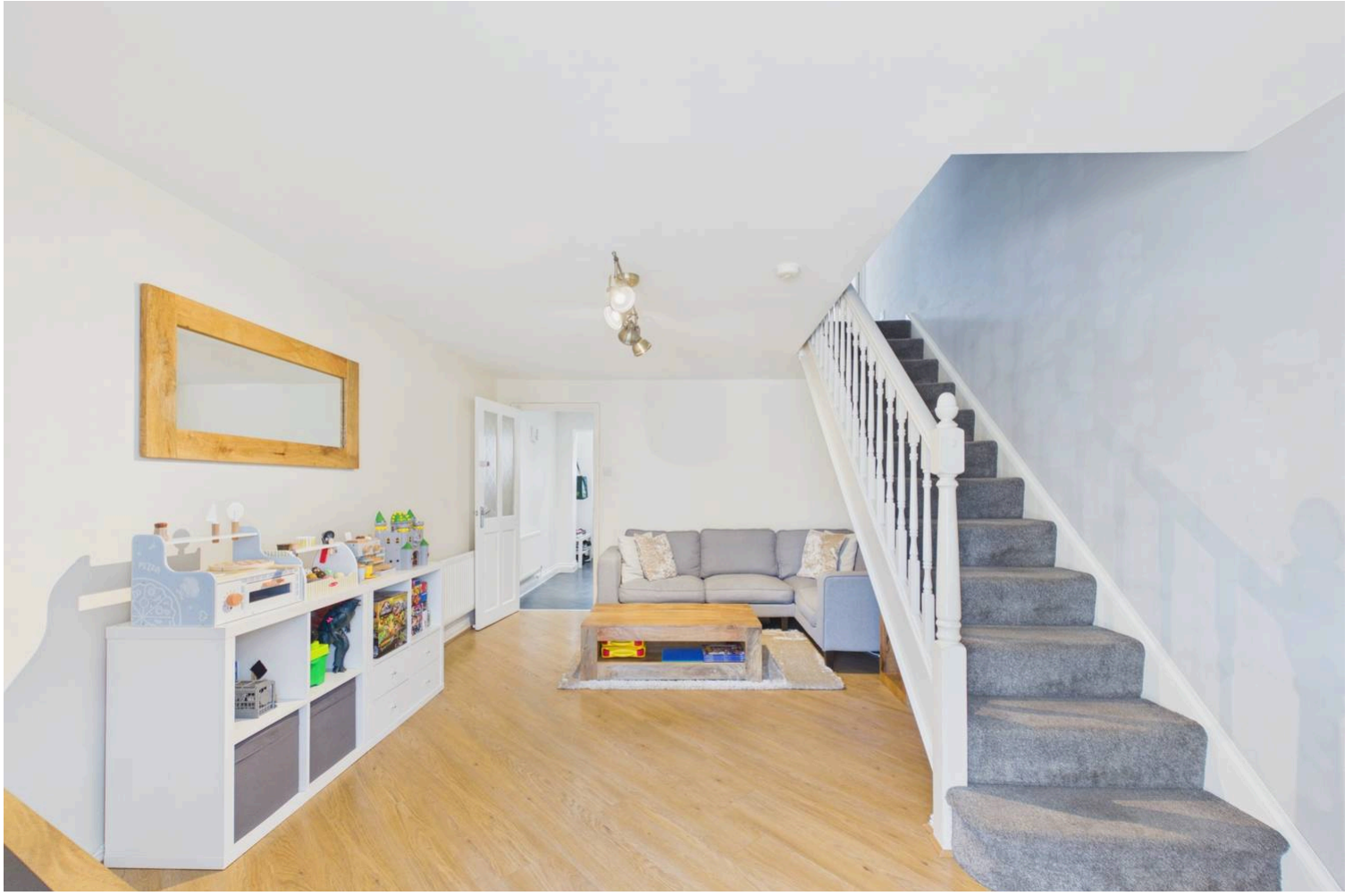


13 The Wheate Close, Rhoose

£220,000 Freehold

PERFECT FOR FIRST TIME BUYERS • TWO BEDROOM, ONE BATHROOM PROPERTY • BEAUTIFULLY PRESENTED THROUGHOUT • EXTENDED KITCHEN WITH UTILITY AREA • SUNROOM WITH UNDER FLOOR HEATING • EPC RATING C75 • FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN

blackbear



This beautifully presented two bedroom terraced house offers an exceptional opportunity for first time buyers seeking a stylish and comfortable home in a sought after residential location. Upon entering, you are greeted by a welcoming hallway that leads into a spacious and tastefully decorated living room, providing the perfect setting for relaxation or entertaining guests. The property boasts an impressive extended kitchen, thoughtfully designed with modern cabinetry and ample worktop space, making it ideal for those who enjoy cooking and dining at home. A dedicated utility area adds further practicality, ensuring household tasks can be managed with ease. The sunroom, featuring luxurious under floor heating, offers a bright and versatile space that can be enjoyed throughout the year, whether used as a dining area, reading nook, or additional lounge. Upstairs, you will find two well proportioned bedrooms, each finished to a high standard, with neutral décor and plenty of natural light. The contemporary bathroom is fitted with quality fixtures, including a shower cubicle, a wash basin, and a low level WC, all complemented by stylish tiling. Additional benefits include double glazing, gas central heating, and a practical layout that maximises both space and comfort. With an EPC rating of C75, this home has been maintained to an excellent standard and is ready to move into, offering a turnkey solution for buyers. The fully enclosed, low maintenance rear garden provides a private retreat, perfect for those seeking an outdoor space that requires minimal upkeep. Located close to local amenities, schools, and transport links, this property combines convenience with modern living, making it an ideal choice for individuals or couples starting out on the property ladder. Early viewing is highly recommended to appreciate the quality and value on offer in this delightful home.

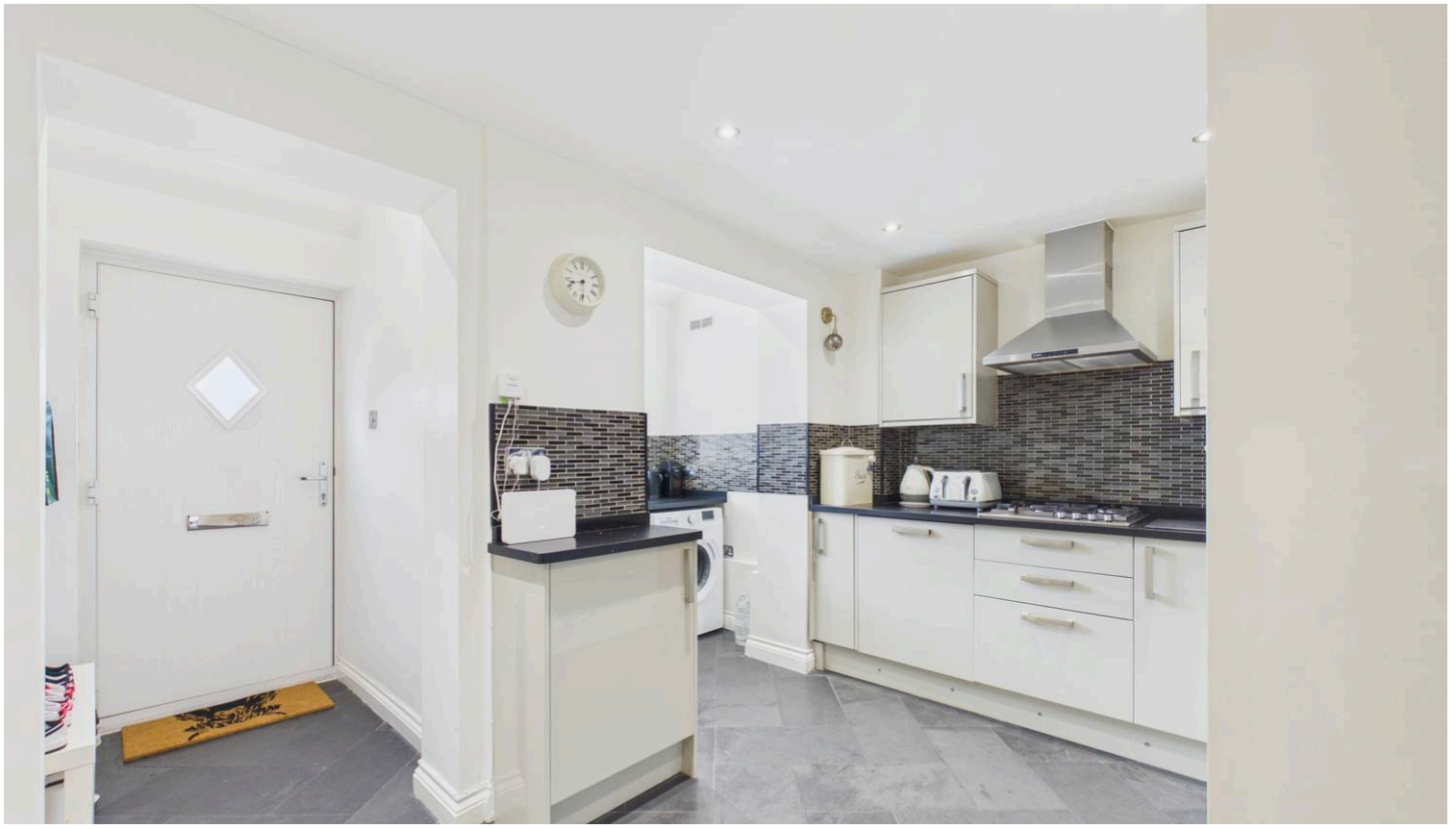
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

blackbear



Kitchen
11' 10" x 7' 10" (3.61m x 2.40m)

Utility Area
6' 7" x 3' 11" (2.01m x 1.20m)

Living Room
16' 4" x 11' 11" (4.99m x 3.62m)

Sun Room
9' 1" x 8' 2" (2.76m x 2.48m)
With underfloor heating provided

Landing
5' 10" x 3' 8" (1.78m x 1.11m)

Bathroom
4' 11" x 6' 4" (1.49m x 1.94m)

Bedroom One
8' 8" x 11' 11" (2.63m x 3.62m)

Bedroom Two
6' 10" x 10' 4" (2.09m x 3.15m)

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REAR GARDEN

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