



Allerton Road, Whitchurch

£330,000

- **Energy Rating - C**
- **Driveway**
- **Spacious Lounge/Diner**
- **NO ONWARD CHAIN**
- **Front & Rear Gardens**

- **Three Bedroom Semi Detached Bungalow**
- **Detached Garage**
- **Close to Local Amenities**
- **Gas Central Heating**
- **Side Access**

Nestled in the heart of Whitchurch on the sought-after Allerton Road, this delightful NO ONWARD CHAIN 3-bedroom semi-detached bungalow offers both charm and practicality. With off-street parking and a detached garage providing convenience and privacy, this residence immediately captures attention with its distinctive presence.

Upon entering, you'll find a generously sized lounge/diner bathed in natural light, creating a warm and welcoming atmosphere—a perfect space for family gatherings. The adjacent kitchen is well-equipped with an oven and hob, ensuring functionality.

The three bedrooms provide comfort, with the first bedroom serving as a peaceful retreat, complete with fitted wardrobes. The shower room adds a touch of convenience and style.

Outside, the rear garden surrounds the property, offering multiple areas to enjoy the outdoors, whether you prefer low-maintenance simplicity or a more hands-on gardening experience.

Located on Allerton Road, this property benefits from close proximity to local amenities, schools, and green spaces, making it an ideal blend of suburban tranquility and modern living. With its thoughtful design, off-street parking, and a charming rear garden, this semi-detached bungalow epitomizes comfortable living in the heart of Whitchurch.

Living Room Area 16'6" x 10'7" (5.04 x 3.23)

Dining Room Area 9'6" x 8'9" (2.92 x 2.69)

Kitchen 11'1" x 7'5" (3.40 x 2.27)

Bedroom One 11'7" x 8'5" onto wardrobes (3.55 x 2.59 onto wardrobes)

Bedroom Two 11'2" x 8'3" (3.42 x 2.53 )

Bedroom Three 8'0" x 7'8" (2.46 x 2.35 )

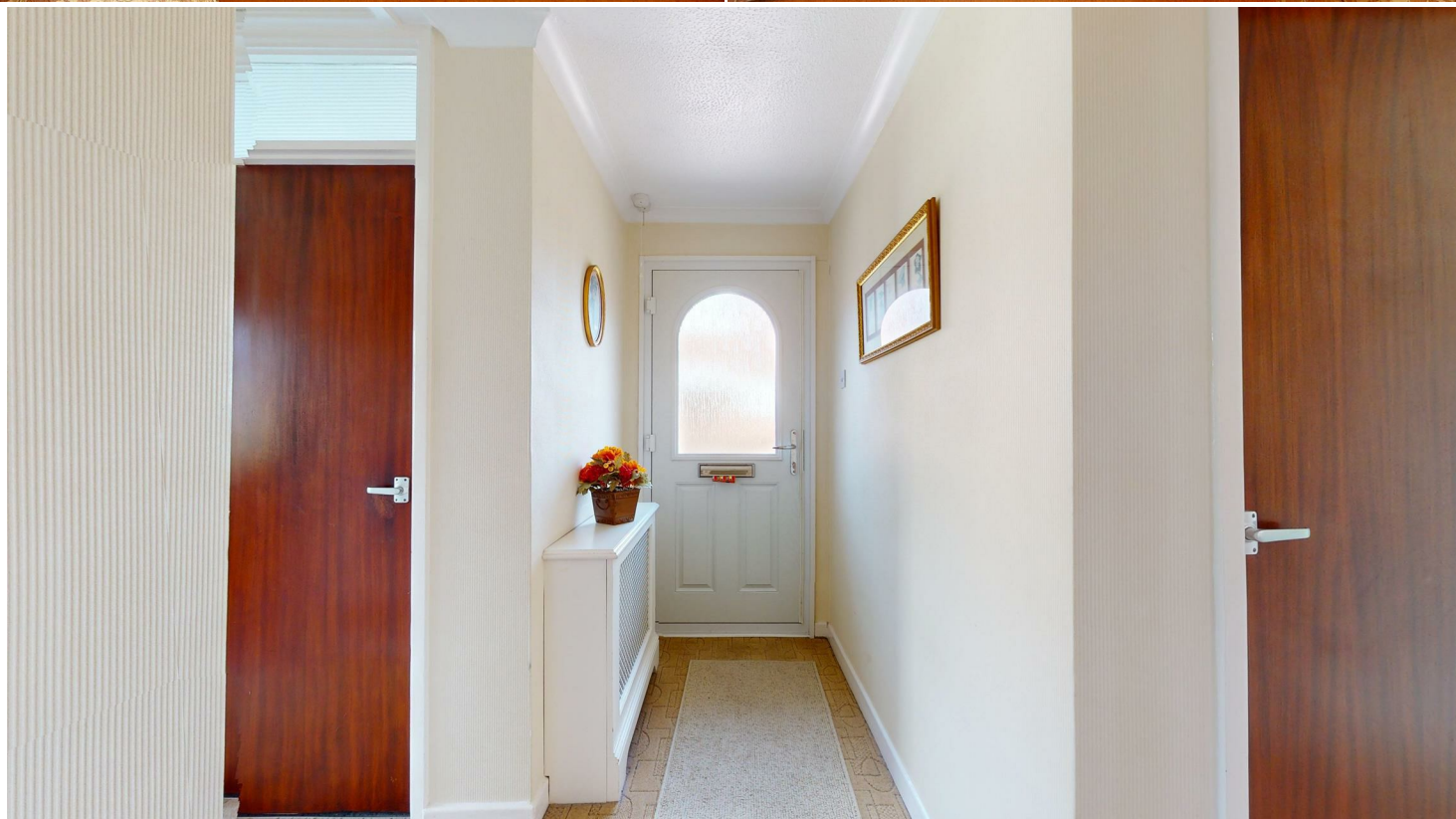
Bathroom 5'8" x 5'7" (1.73 x 1.72 )

Tenure - Freehold

Council Tax Band - D





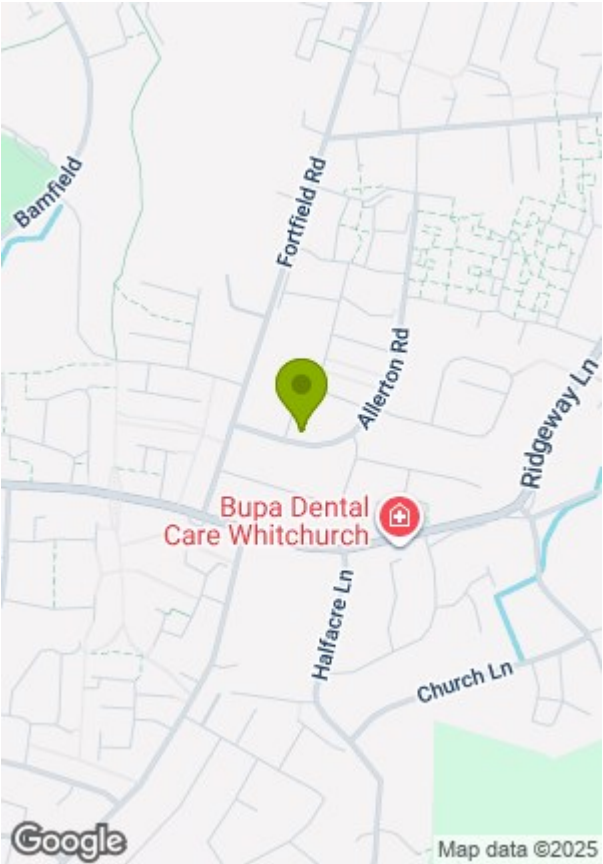








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(1-20) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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