



Heart Meers, Whitchurch

Offers Over £250,000

- South Facing Garden
- Cul-De-Sac
- Upvc Double Glazing
- Close To Local Amenities
- Driveway Providing Off Street Parking
- Two Bedroom Home
- Energy Rating - D
- Gas Central Heating
- Porch
- Rear Access

Greenwoods are delighted to present this charming two-bedroom home, ideally located in a quiet cul-de-sac on Allerton Gardens in Whitchurch.

The ground floor welcomes you with a bright and inviting entrance hallway, leading to a well-equipped kitchen and a spacious lounge/diner. French doors open onto the rear garden, seamlessly blending indoor and outdoor living. The property also benefits from a porch, providing additional convenience and storage.

Upstairs, you'll find two generously sized double bedrooms and a stylishly family bathroom, complete with a modern suite and a shower over the bath.

The south facing rear garden is a fantastic outdoor space, primarily laid to lawn, with a convenient concrete pathway leading to a rear gate. Additional benefits include off-street parking via a private driveway, an outdoor storage shed, UPVC double glazing, and gas central heating.

Situated within easy reach of local shops, schools, bus routes, and amenities, this well-presented home is ideal for first-time buyers, small families, or investors.

Living Room 13'11" x 11'11" (4.26 x 3.65)

Kitchen 10'2" x 5'7" (3.10 x 1.72)

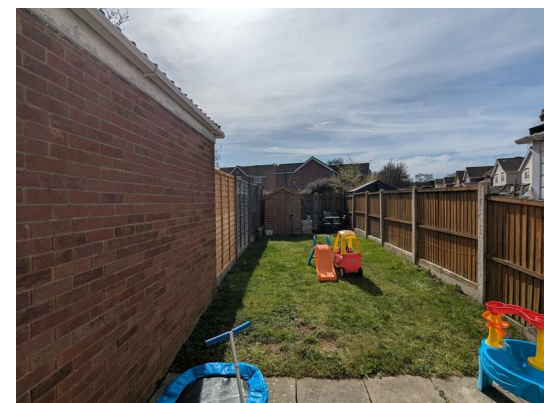
Bedroom One 11'11" x 8'10" (3.65 x 2.70)

Bedroom Two 8'9" x 8'4" (2.69 x 2.55)

Bathroom 6'5" x 5'7" (1.98 x 1.71)

Tenure - Tenure

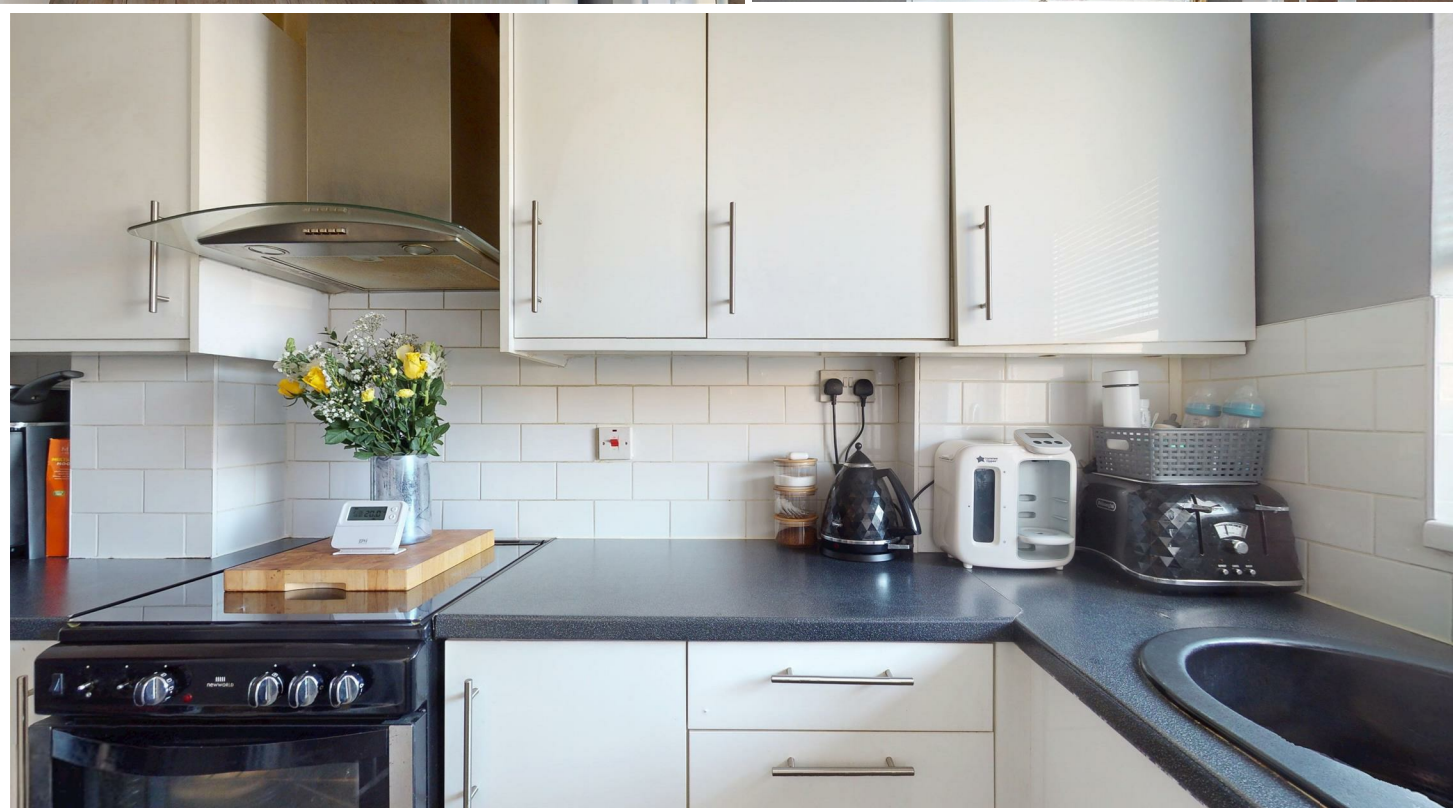
Council Tax Band - B













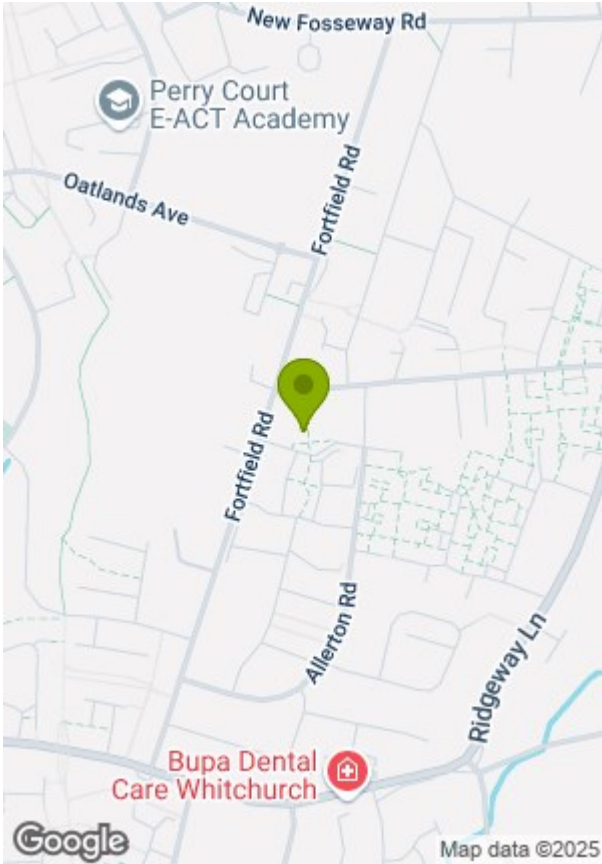








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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (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 |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.