



Old Acre Road, Whitchurch

£400,000

- **Energy Rating - C**
- **Amazing Views**
- **Cul-De-Sac**
- **Close To Local Amenities**

- **Three Bedroom Semi-Detached Home**
- **Driveway & Garage Providing Off Street**
- **Bay Fronted Lounge/Diner**
- **UPVC Double Glazing & Gas Central Heating**

This charming and well-presented three-bedroom semi-detached home, located in a highly desirable cul-de-sac, offers an unparalleled blend of space, convenience, and comfort. With the added benefit of a private driveway and garage, the property provides both privacy and practicality.

Upon entering, you'll discover a spacious lounge/diner filled with natural light, creating a warm and inviting space ideal for family gatherings. French doors open directly onto the rear garden, offering a seamless connection between indoor and outdoor living—perfect for relaxing or entertaining. The adjacent, well-equipped kitchen ensures functionality for everyday use.

Upstairs, the home features three well-proportioned bedrooms and a family shower room. The property also benefits from a gas combination boiler.

Outside the rear garden provides a private, sunlit outdoor space, while the front garden enhances the home's kerb appeal. The home also enjoys exceptional views, further adding to its appeal.

Despite its tucked-away location, the property is conveniently within walking distance to local amenities, including a school, nursery, shops, parks, and bus routes, making it a perfect choice for those seeking both tranquillity and accessibility.

With its thoughtful layout, off-street parking, front and rear gardens, French doors, combination boiler, exceptional views, and quiet cul-de-sac setting, this semi-detached home presents a fantastic opportunity for those looking to settle in the heart of Whitchurch.

Lounge/Diner 23'11" into bay x 14'4" into recess (7.31 into bay x 4.39 into recess)

Kitchen/Breakfast Room 16'6" x 9'1" (5.05 x 2.79)

Bedroom One 11'7" x 8'7" (3.54 x 2.63)

Bedroom Two 10'10" x 9'4" (3.32 x 2.86)

Bedroom Three 8'5" max x 8'2" (2.59 max x 2.49)

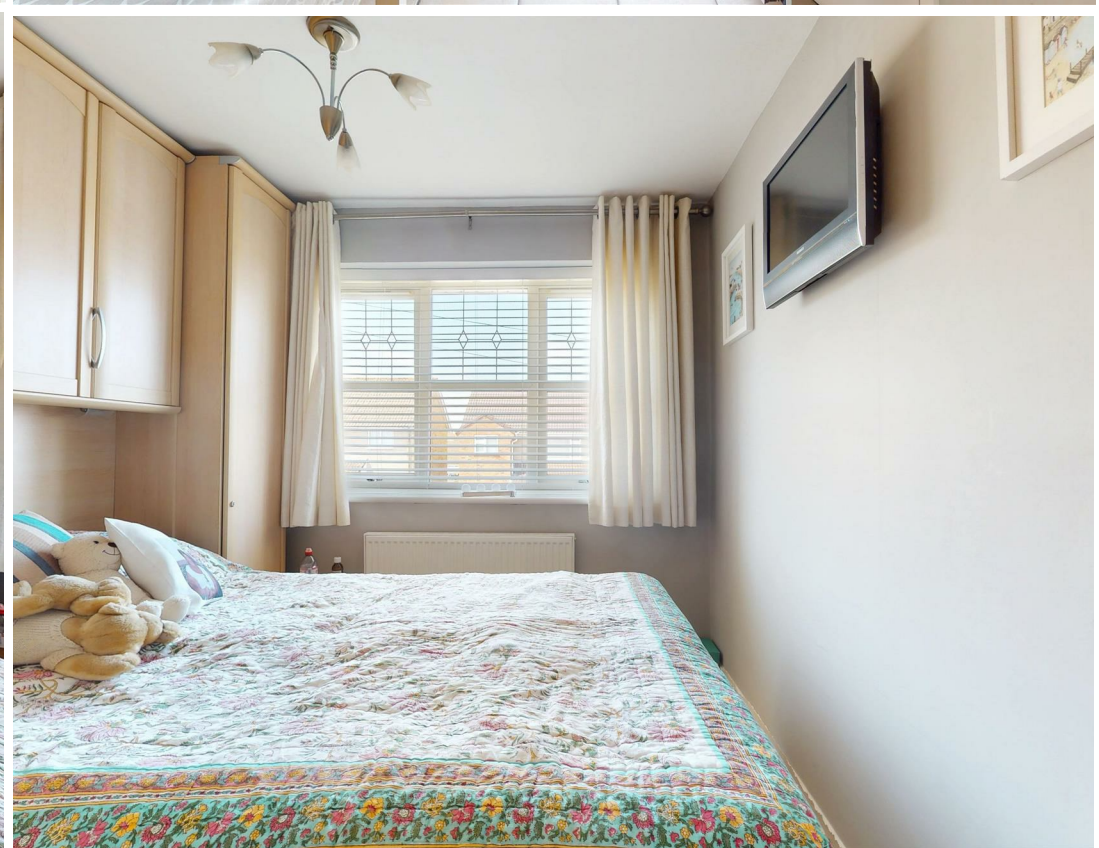
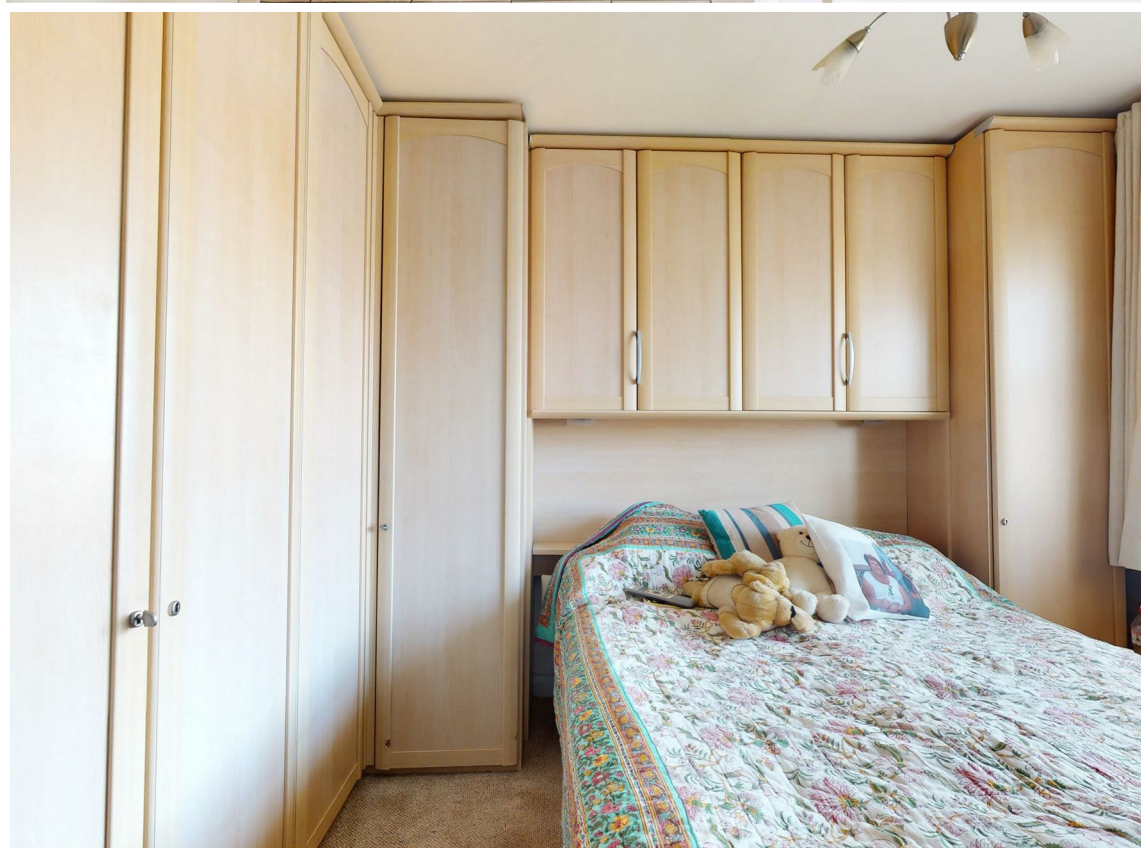
Shower Room 7'11" x 6'0" (2.43 x 1.85)

Tenure - Freehold

Council Tax Band - C





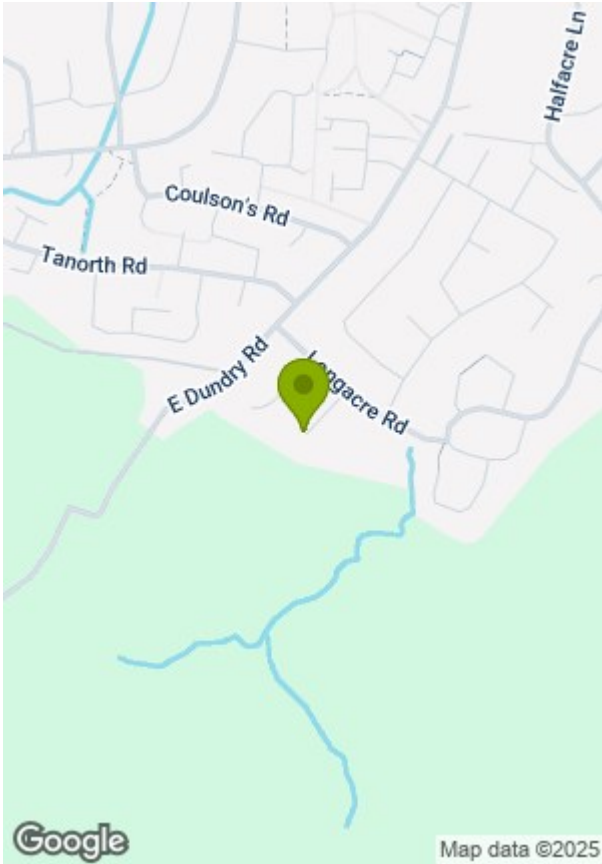








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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