



Bentley Close, Whitchurch

£300,000



- Energy Rating - TCB
- Cul-De-Sac Location
- Two Bedroom Semi-Detached Bungalow
- In Need Of Refurbishment
- NO ONWARD CHAIN
- Garage & Driveway
- Lounge & Separate Dining Room
- Total Floor Space 76.1 m<sup>2</sup>

Discover this spacious 2-bedroom semi-detached bungalow in Whitchurch, boasting a generous floor space of 76.1 m<sup>2</sup> and offered with the advantage of NO ONWARD CHAIN for a smooth, hassle-free transition. Situated in a quiet cul-de-sac in the heart of Whitchurch, this property enjoys a prime location within walking distance of a range of amenities and excellent bus links connecting you to the city.

Upon entering, you're welcomed by a large, airy lounge, creating a warm and inviting atmosphere. The property includes two well-proportioned double bedrooms, offering ample space for storage and wardrobe needs. The dining room connects the living spaces, providing versatility and the potential for an open-plan layout. The generously sized kitchen presents a blank canvas for you to design and renovate according to your style and needs.

Outside, the property continues to impress with a substantial garden thoughtfully divided into a patio and grassy area, perfect for relaxation or creative landscaping. A garage and driveway provide the added convenience of off-street parking.

This spacious bungalow is a rare opportunity to truly make it your own, whether you're looking to update or completely reimagine it. Don't miss the chance to turn this home into your dream space, perfectly tailored to your vision and lifestyle.

Lounge 16'11" x 11'11" (5.18 x 3.65 )

Kitchen 10'2" x 8'0" (3.11 x 2.46)

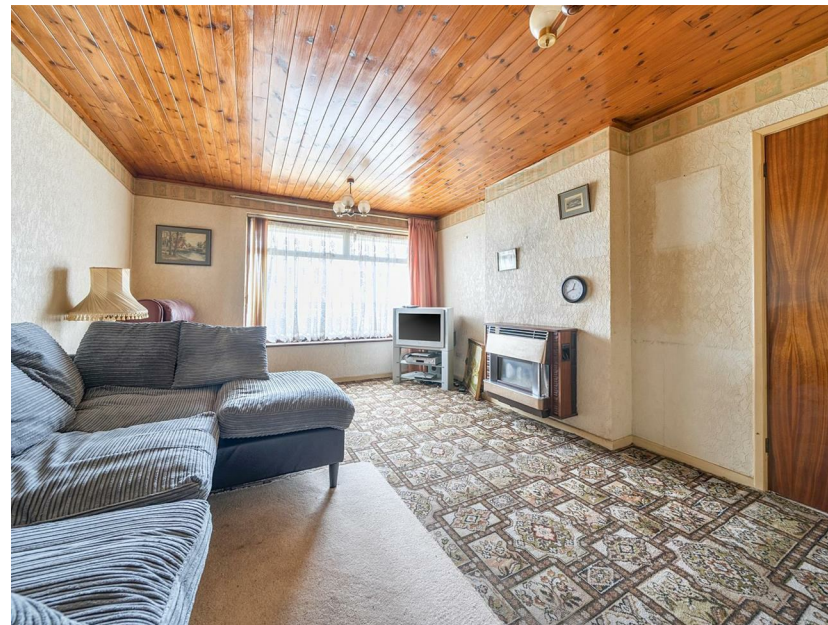
Dining Room 10'3" x 10'2" (3.13 x 3.11)

Bedroom One 13'5" x 12'2" (4.10 x 3.71 )

Bedroom Two 14'5" x 11'11" (4.40 x 3.65 )

Tenure - Freehold

Council Tax Band - C

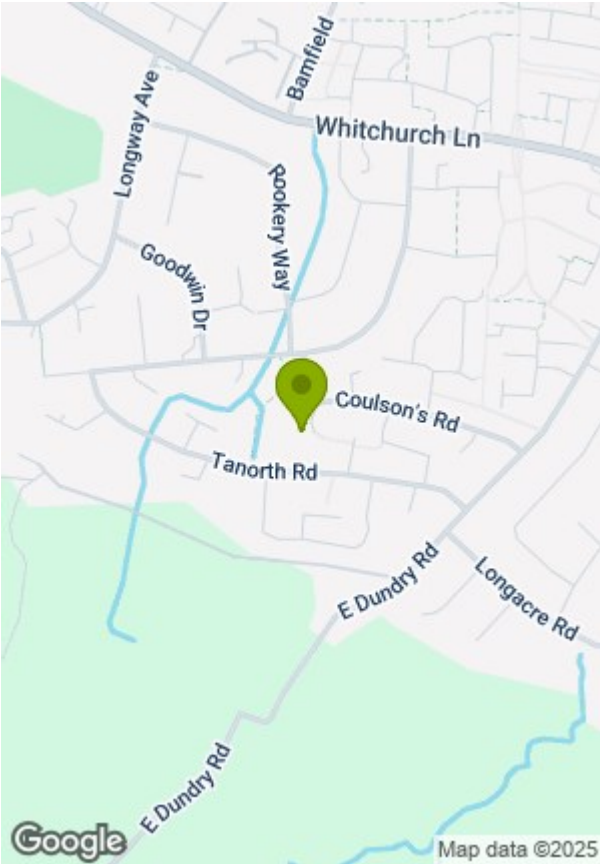








© Greenwoods Property Centre 2024



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.