



Ridgeway Lane, Whitchurch

£375,000



- **Detached Bungalow**
- **Open Views From The Rear**
- **Detached Single Garage**
- **No Onward Chain**

- **Two Double Bedrooms**
- **Good Size Rear Garden**
- **Living Room & Kitchen / Diner**
- **Great Location**

A rare opportunity to purchase this charming detached bungalow situated on the favoured side of Ridgeway Lane, with delightful open views stretching across fields towards Whitchurch village. Bungalows in this location seldom become available, making this a rare and exciting opportunity.

Set back from the road and screened by an impressive Western Red Cedar hedge, the property immediately offers a sense of privacy and seclusion. Step inside and you will find well balanced and thoughtfully arranged accommodation, ideal for those seeking comfortable single level living without compromise.

Both bedrooms are generous doubles, while the welcoming lounge sits at the front of the property, providing a bright and relaxing space to unwind. To the rear, the kitchen diner is perfectly positioned to make the most of the attractive outlook across the garden, creating a wonderful setting for everyday living and entertaining alike. A separate utility room adds practicality, complemented by a well appointed bathroom.

Outside, the property continues to impress. The split level rear garden has been designed to provide a variety of usable spaces, with patio and lawned areas that are perfect for enjoying the peaceful surroundings. A detached single garage and private driveway provide ample off street parking.

Offered to the market with no onward chain, this is a home that offers both immediate comfort and exciting future potential in a location that remains consistently popular with buyers.

Living Room 14'2" x 11'0" (4.32 x 3.36)

Kitchen / Dining Room 14'1" x 10'5" (4.31 x 3.18)

Utility 14'3" x 2'11" (4.35 x 0.89)

Bedroom One 12'7" x 10'7" (3.86 x 3.23)

Bedroom Two 10'11" x 9'3" (3.33 x 2.84)

Bathroom 7'9" x 5'5" (2.37 x 1.67)

Garage 18'8" x 8'4" (5.71 x 2.56)

Shed 9'8" x 5'10" (2.95 x 1.78)

Tenure Status - Freehold

Council Tax - Band D















Ridgeway Lane, Bristol, BS14

Approximate Area = 745 sq ft / 69.2 sq m  
Garage = 157 sq ft / 14.5 sq m  
Outbuilding = 57 sq ft / 5.2 sq m  
Total = 959 sq ft / 88.9 sq m  
For identification only - Not to scale

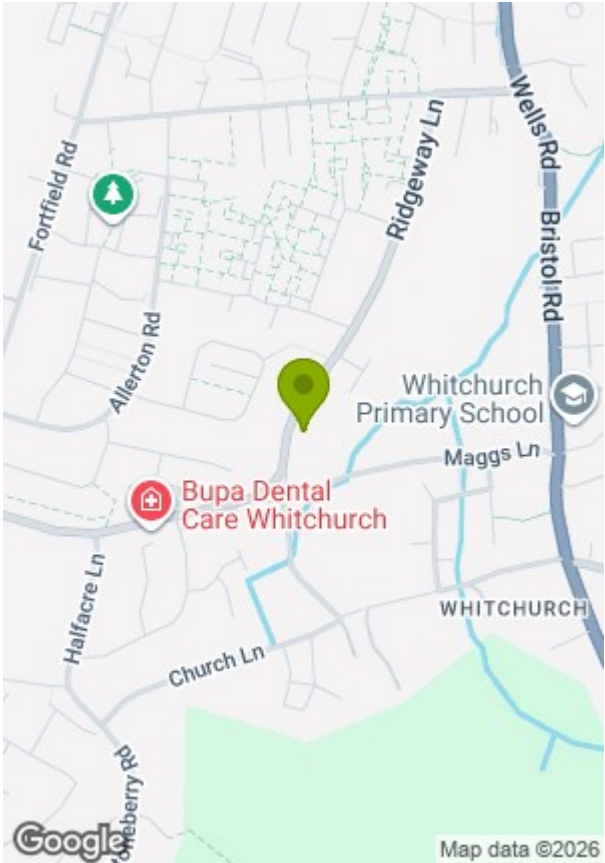


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1407470

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		

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