



**Bentley Close, Whitchurch**

**£330,000**

- 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 )

Bathroom

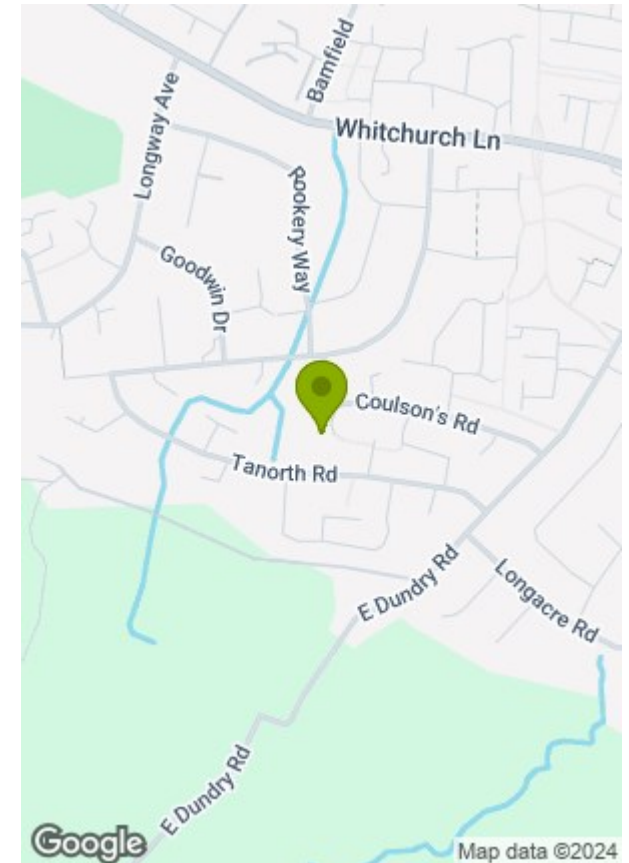
Tenure - Freehold

Council Tax Band - C





# AWAITING FLOORPLAN



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

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