



Old Acre Road, Whitchurch

£350,000

- 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)

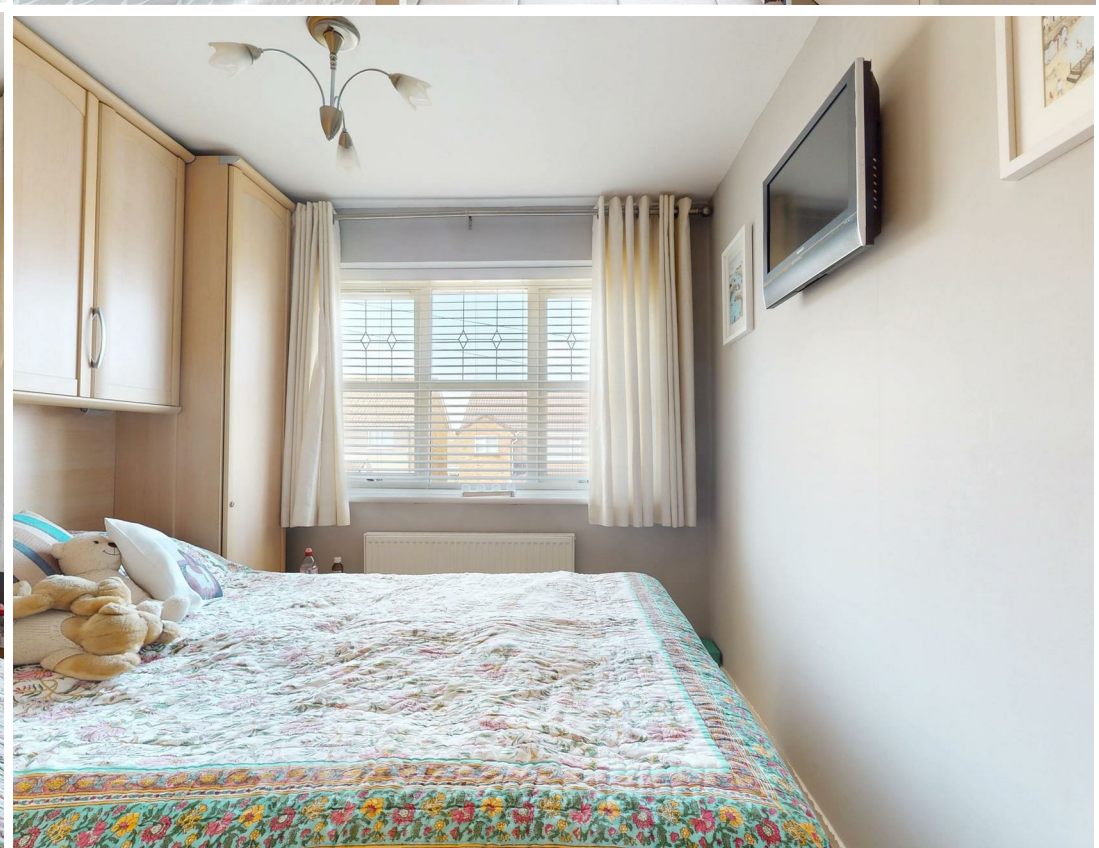
Shower Room 7'11" x 6'0" (2.43 x 1.85)

Tenure - Freehold

Council Tax Band - C





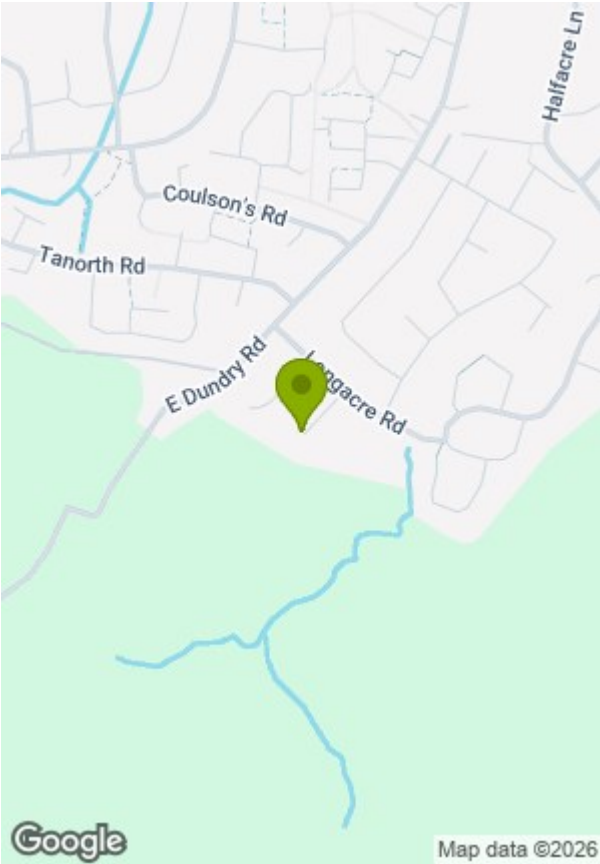








© Greenwood's Property Centre 2025



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	

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.