



- **Energy Rating - D**
- **Corner Plot Garden**
- **Driveway**
- **Kitchen/Diner**
- **Fronting onto the Green**

- **Three Bedroom Semi Detached Bungalow**
- **Conservatory**
- **Detached Garage**
- **Spacious Lounge**
- **Great Location**

Nestled in the heart of Whitchurch, on Ridgemean, this delightful 3-bedroom semi-detached bungalow presents an inviting retreat on a corner plot, offering both charm and practicality. Boasting off-street parking for convenience and privacy, this residence immediately captures attention with its distinct presence.

Upon entering, there is a kitchen/diner, equipped with fitted appliances and a space for family gatherings. The good-sized lounge bathes in natural light, creating a warm and welcoming atmosphere. Adjacent, a small conservatory beckons, providing a serene escape. The three bedrooms offer comfort, with bedroom one serving as a peaceful retreat and fitted wardrobes.

There is a shower room ensuring convenience and style. Stepping outside, the generous rear garden envelops the property, offering multiple areas to enjoy the outdoors. This corner plot design enhances both the aesthetic and functional aspects of the residence.

Located on Ridgemean, this property enjoys proximity to local amenities, schools, and green spaces, making it an ideal blend of suburban tranquility and modern living. With its thoughtful design, off-street parking, and a delightful rear garden, this semi-detached bungalow on Ridgemean epitomizes comfortable living in the heart of Whitchurch.

Lounge 29'1" x 10'7" (8.87 x 3.25)

Kitchen/Diner 19'9" x 11'2" (6.04 x 3.42)

Conservatory

Bedroom One 11'8" x 11'10" (3.56 x 3.62)

Bedroom Two 11'8" x 10'8" (3.56 x 3.26)

Bedroom Three 11'4" x 8'2" (3.46 x 2.51)

Shower Room 5'10" x 5'7" (1.78 x 1.71)

Council Tax Band - D

Tenure Status - Freehold













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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		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(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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