



- Energy Rating - D
- Three Bedrooms
- Full Width Conservatory
- Detached Garage
- Light and Airy Throughout

- Semi Detached Home
- Bay Fronted Lounge
- Modern Fitted Kitchen
- NO ONWARD CHAIN
- Close To Local Amenities

Offered to the market with NO ONWARD CHAIN and nestled in an ideal location for maximum convenience, this delightful three-bedroom semi-detached home on Ridgeway Lane in Whitchurch presents a unique living opportunity thanks to its proximity to local schools, shops, bus routes, and essential amenities.

The well-thought-out layout of the property begins with a welcoming entrance hallway. The spacious lounge/diner, adorned with a bay window, creates a cozy and expansive area for both relaxation and entertainment. Adjacent is a modern fitted kitchen. A full-width conservatory extends seamlessly across the entire width of the house, flooding the interior with natural light and providing an expansive, airy space for relaxation and enjoyment.

Ascending to the first floor reveals two double bedrooms, along with an additional single bedroom suitable for a home office or hobby space. There is a grey tiled bathroom with shower over the bath.

Outside the good size rear garden is laid mainly to lawn with the benefit of a detached garage with access via a side lane big enough to get a small car down.

Lounge 13'3" x 12'10" into recess (4.06 x 3.93 into recess)

Dining Room 13'8" x 11'3" (4.19 x 3.45)

Kitchen 10'0" x 7'7" (3.05 x 2.32)

Conservatory 18'6" x 7'8" (5.66 x 2.36)

Bathroom 6'7" x 6'4" (2.01 x 1.95)

Bedroom One 14'8" x 11'3" (4.49 x 3.44)

Bedroom Two 13'9" x 12'4" (4.21 x 3.76)

Bedroom Three 9'4" x 7'8" (2.86 x 2.36)

Council Tax Band - C

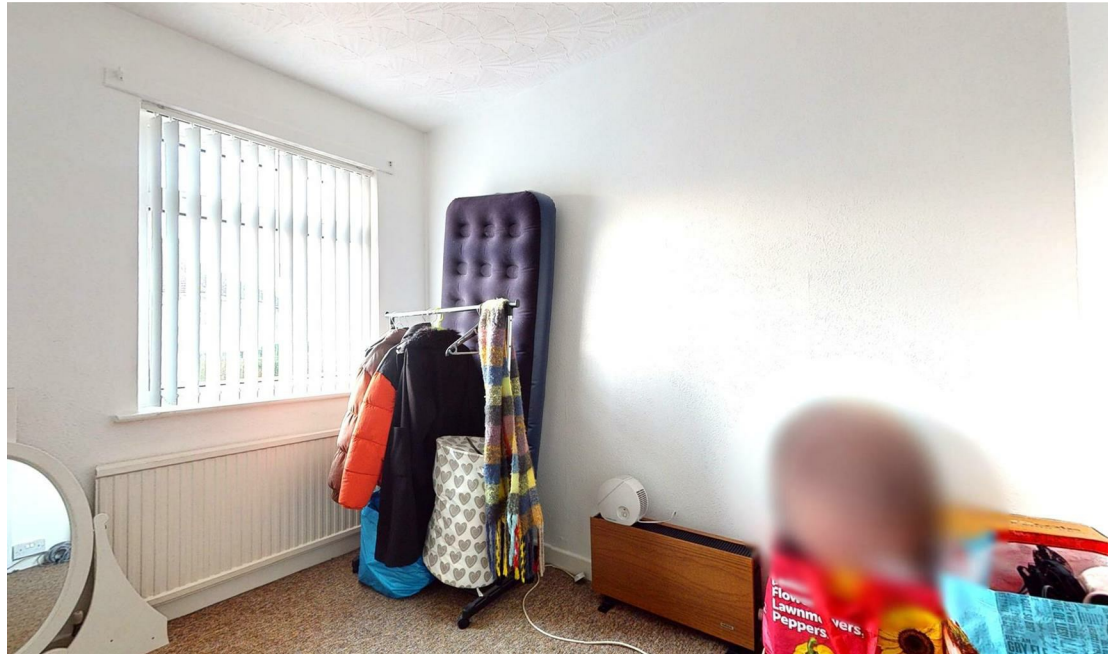
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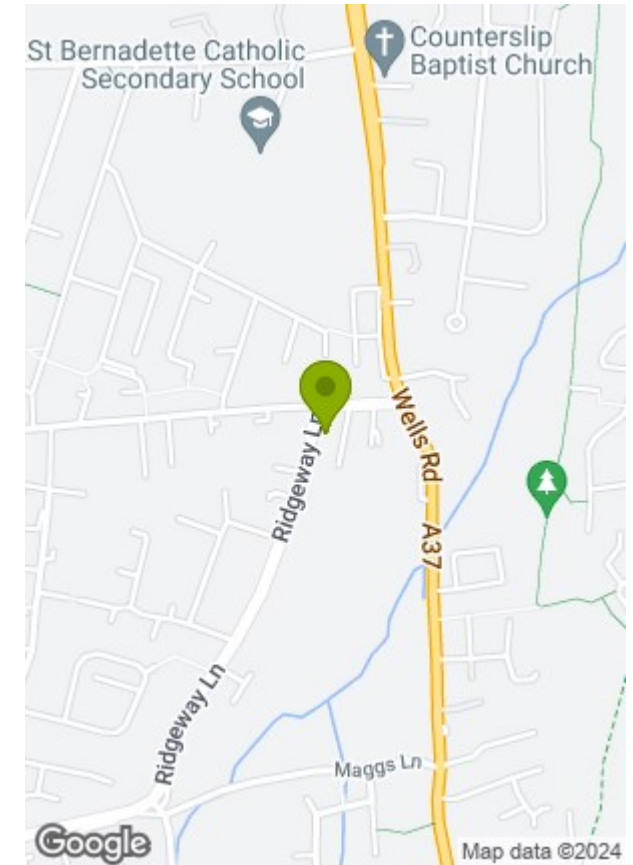








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	61	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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