



Curland Grove, Whitchurch

£269,950

- **Energy Rating - C**
- **Modern Fitted Kitchen**
- **Upvc Double Glazing**
- **Good Size Rear Garden**
- **Ample Storage**

- **Two Bedroom Bungalow**
- **18ft Lounge / Diner**
- **Gas Central Heating**
- **Garden Workshop/Hobby Room**
- **Side Access**

Nestled in a sought-after neighborhood and conveniently close to local amenities, this charming 2-bedroom bungalow promises comfortable and modern living. The well-presented accommodation includes an inviting entrance hallway, a spacious 18ft lounge/diner perfect for entertaining, and a sleek, modern-style fitted kitchen. The property features two bedrooms, bedroom one containing built in wardrobes and a contemporary bathroom with a shower over the bath for added convenience.

The bungalow is enhanced by a lush, green garden, which includes a lovely patio area, ideal for alfresco dining. The garden leads to a versatile workshop, equipped with power, offering the perfect space for a home office, studio, or hobby room.

Additional benefits of the property include efficient gas central heating via a combination boiler, uPVC double glazing, a well-maintained and sizable rear garden, and ample storage throughout.

Lounge/Diner 18'7" max x 15'8" max (5.66 max x 4.77 max)
L SHAPED ROOM

Kitchen 6'11" x 7'10" (2.11 x 2.40)

Bedroom One 15'8" x 8'5" (4.78 x 2.57)

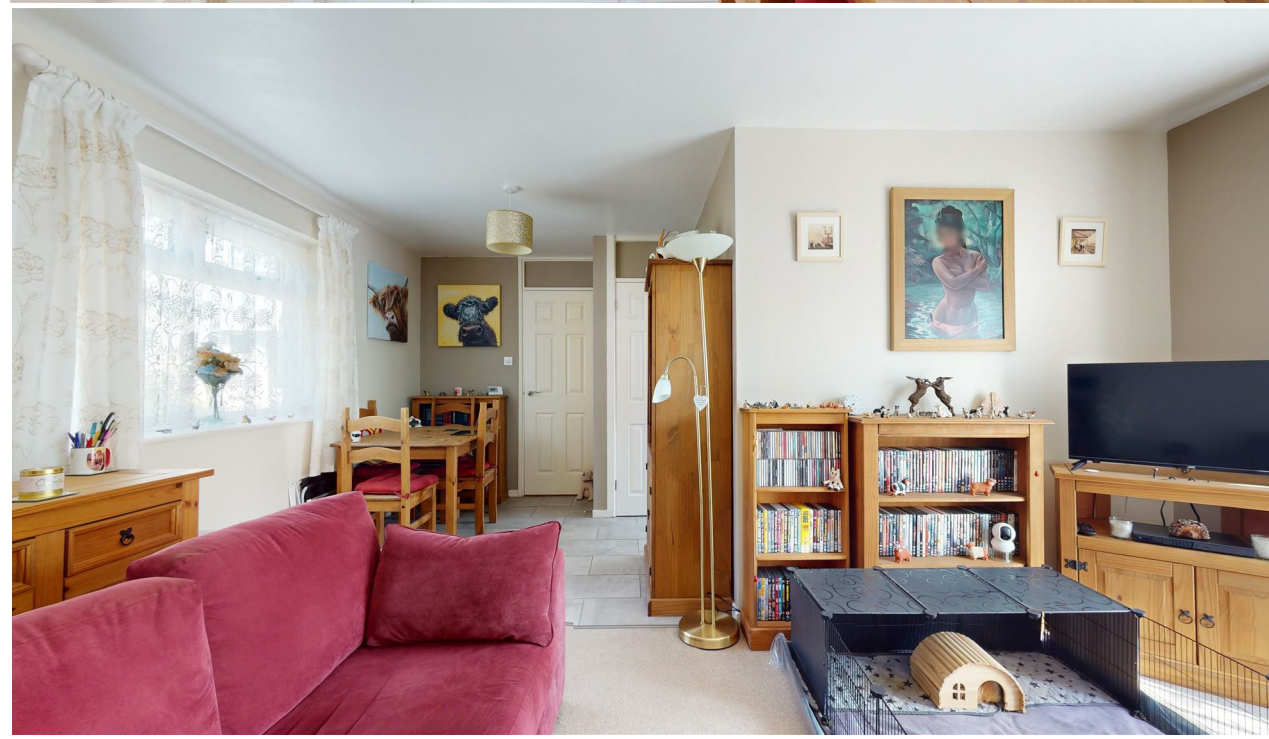
Bedroom Two 7'7" x 9'5" (2.31 x 2.87)

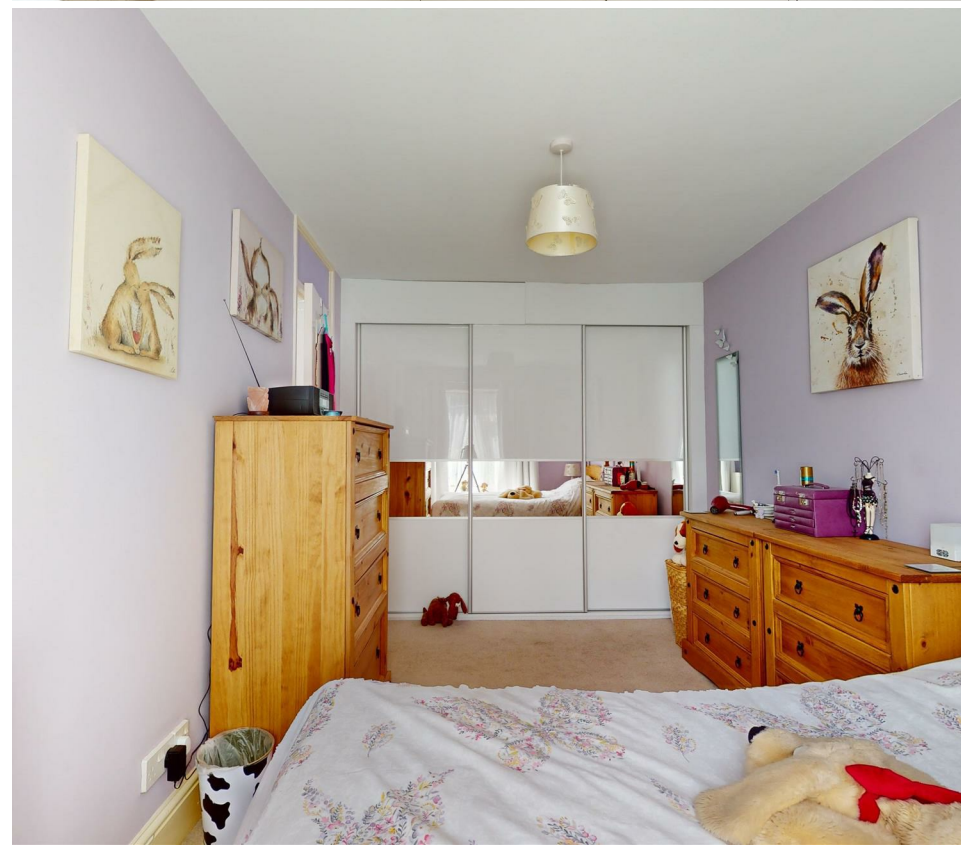
Bathroom 6'9" x 5'8" (2.05 x 1.73)

Tenure - Freehold

Council Tax Band - B



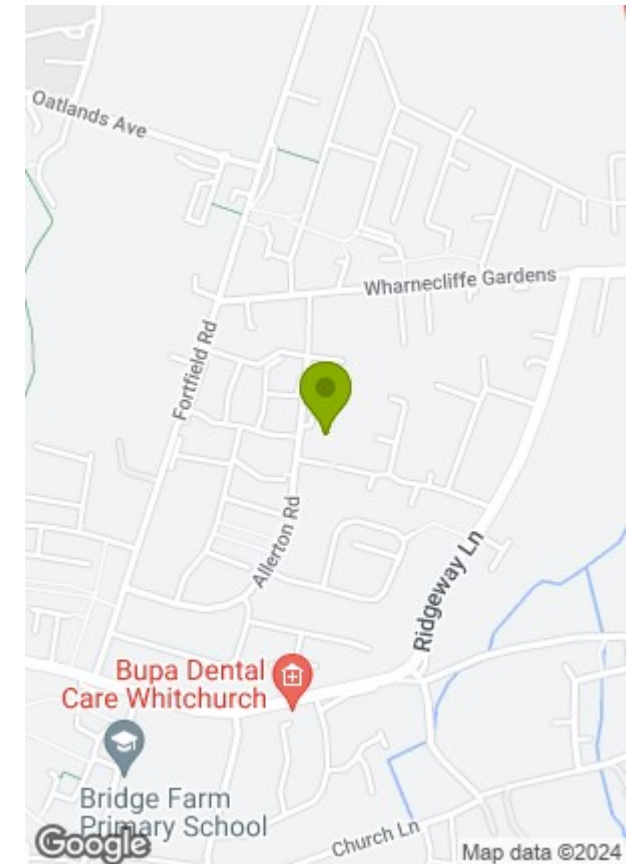












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	69	
England & Wales	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		
		86
	70	
England & Wales	EU Directive 2002/91/EC	

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