



Woodleigh Gardens, Whitchurch

£380,000

- Energy Rating - E
- Beautifully Presented Throughout
- Close To Local Amenities
- UPVC Double Glazed & Gas Central Heating
- Ground Floor Cloakroom

- Three Bedroom Semi Detached Home
- Cul-De-Sac
- Driveway Providing Off-Street Parking
- Kitchen/Diner

Nestled in the highly sought-after Woodleigh Gardens at the end of a quiet cul-de-sac, this contemporary family home offers a warm and inviting ambiance. The ground floor features a spacious and welcoming lounge, a well-appointed kitchen/diner with French doors leading to the rear garden, and a convenient cloakroom. On the first floor, you'll find three bedrooms—two of which are doubles, with the second bedroom featuring built-in wardrobes. The bathroom includes a shower over the bath, adding to the home's practicality.

The expansive garden, laid to both patio and lawn, includes a storage shed and provides direct access to the driveway, offering off-street parking. Additional benefits of this property include UPVC double glazing and gas central heating.

Lounge 15'9" x 11'0" (4.82 x 3.36)  
Both into recess

Kitchen/Diner 19'5" x 10'0" (5.94 x 3.07 )

Ground Floor Cloakroom 5'4" x 2'8" (1.63 x 0.82 )

Bedroom One 15'7" x 10'0" max (4.77 x 3.07 max )

Bedroom Two 15'7" x 10'10" (4.77 x 3.32 )  
Both at max

Bedroom Three 9'11" x 7'6" max (3.03 x 2.29 max )

Bathroom 6'4" x 5'5" (1.95 x 1.67)

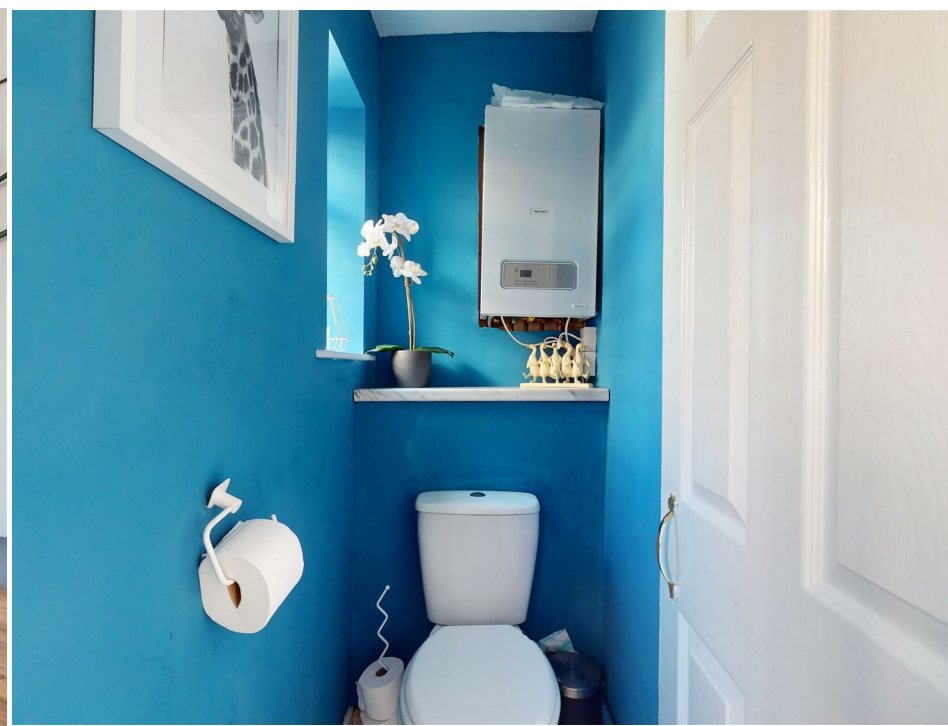
Tenure - Freehold

Council Tax Band - C







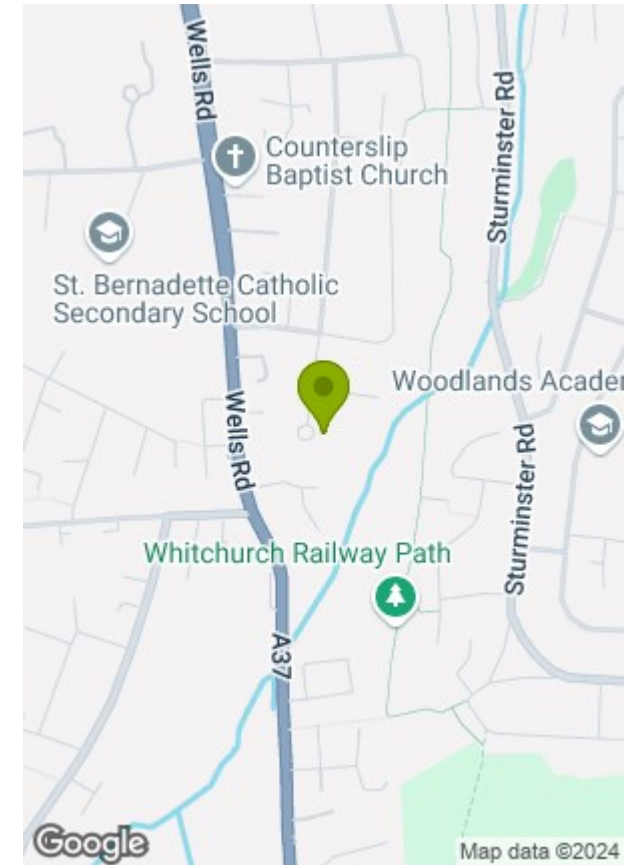








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	80
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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