



Allerton Gardens, Whitchurch

£265,000

- **Energy Rating - D**
- **Driveway**
- **Good Size Rear Garden**
- **Light & Airy Throughout**
- **Gas Central Heating**

- **Two Bedroom Home**
- **NO ONWARD CHAIN**
- **Lounge/Diner**
- **Upvc Double Glazing**
- **Close To Local Amenities**

Greenwoods are delighted to present this charming NO ONWARD CHAIN two-bedroom home, ideally situated on Allerton Gardens in Whitchurch.

The ground floor offers a welcoming entrance hallway, a well-equipped kitchen, and a bright, airy lounge/diner featuring French doors that open onto the rear garden—perfect for indoor-outdoor living. Upstairs, you'll find two generously sized double bedrooms and a newly fitted modern family bathroom with a shower over the bath.

The rear garden is a fantastic outdoor space, primarily laid to lawn, with a concrete pathway leading to a rear gate for added convenience. Further benefits include off-street parking via a private driveway, an outdoor storage cupboard, UPVC double glazing, and gas central heating.

Located within easy reach of local shops, schools, bus routes, and amenities, this home is perfect for first-time buyers, small families, or investors.

Lounge/Diner 13'10" x 11'10" (4.22 x 3.61)

Kitchen 10'0" x 5'7" (3.05 x 1.70)

Bedroom One 11'10" x 8'9" (3.61 x 2.67)

Bedroom Two 8'9" x 8'5" (2.67 x 2.57)

Bathroom 6'5" x 5'8" (1.96 x 1.73)

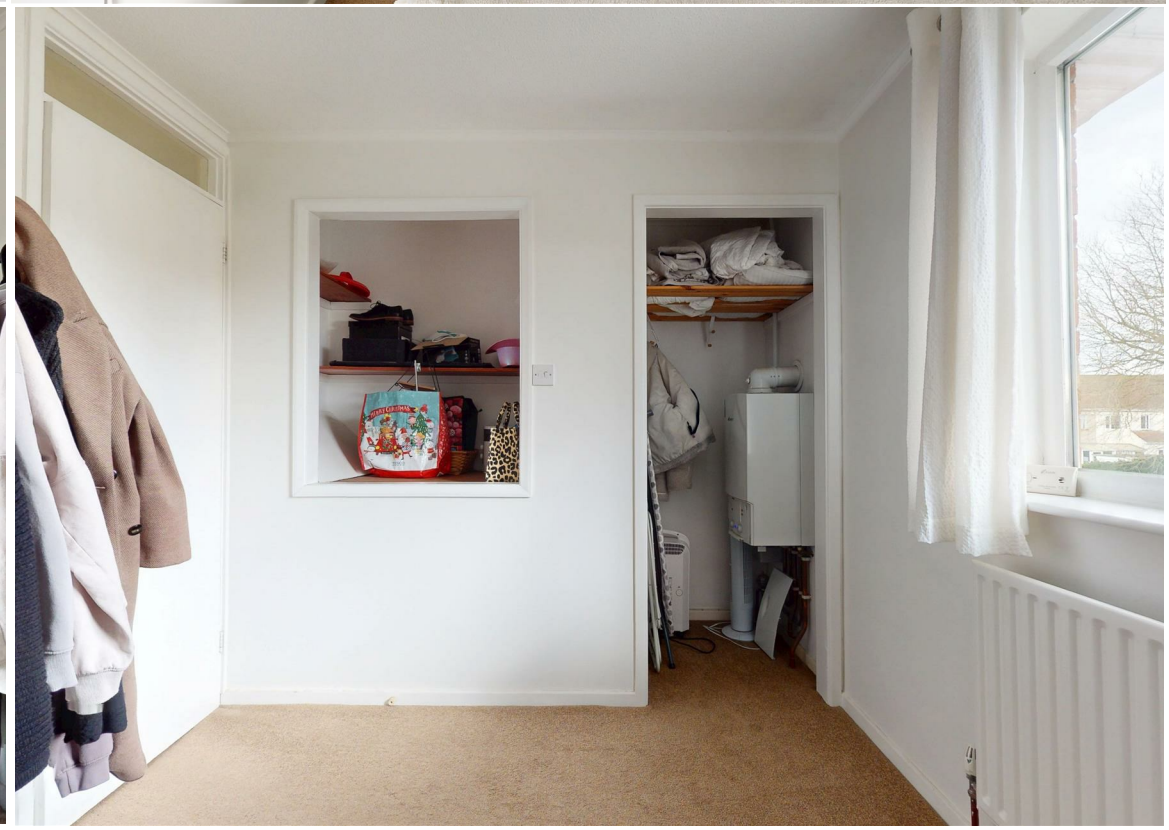
Tenure- Freehold

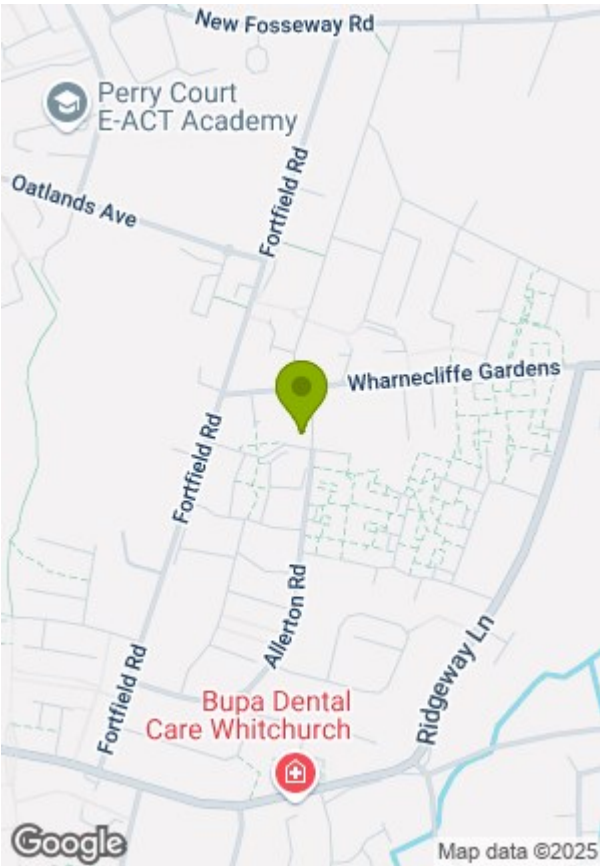
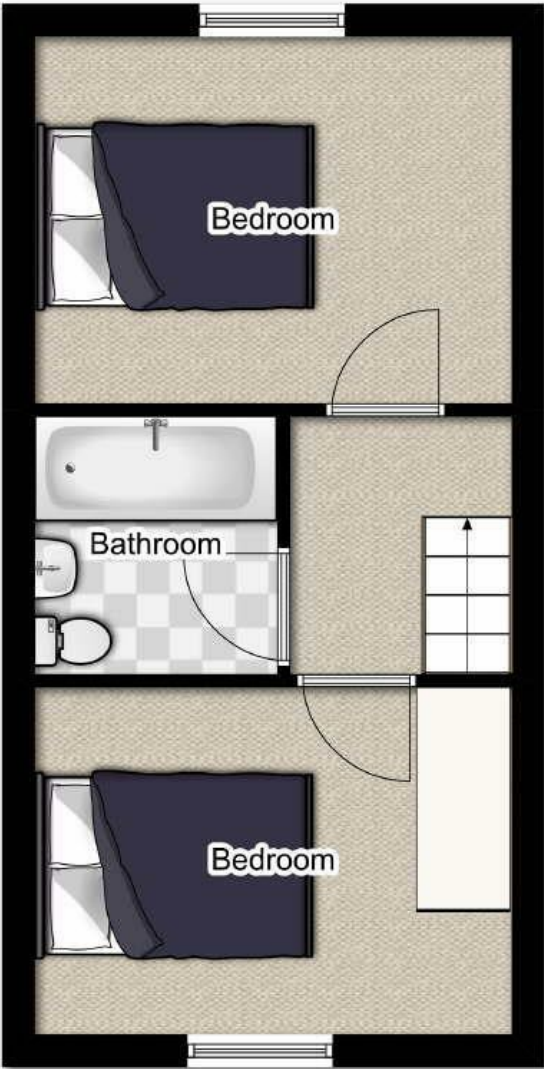
Council Tax Band - B











| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 85        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 67                      |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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