



Allerton Gardens, Whitchurch

£263,000



- **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



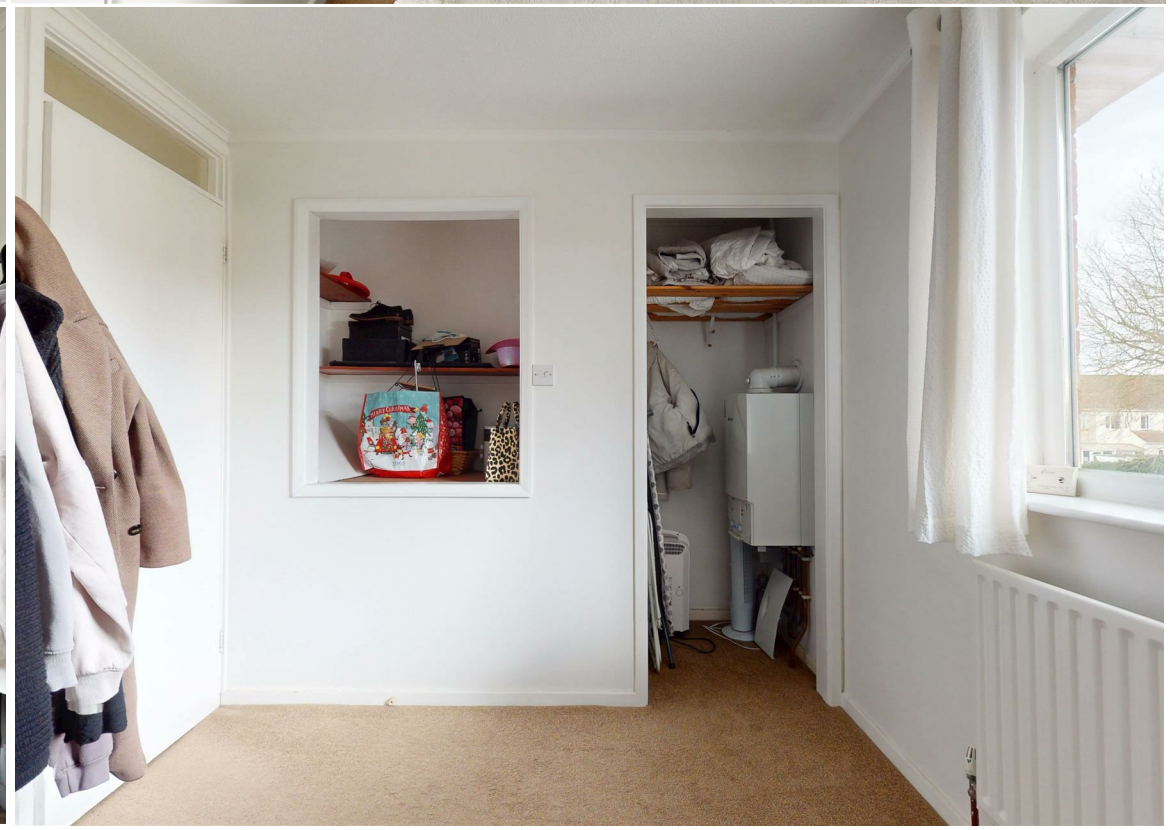




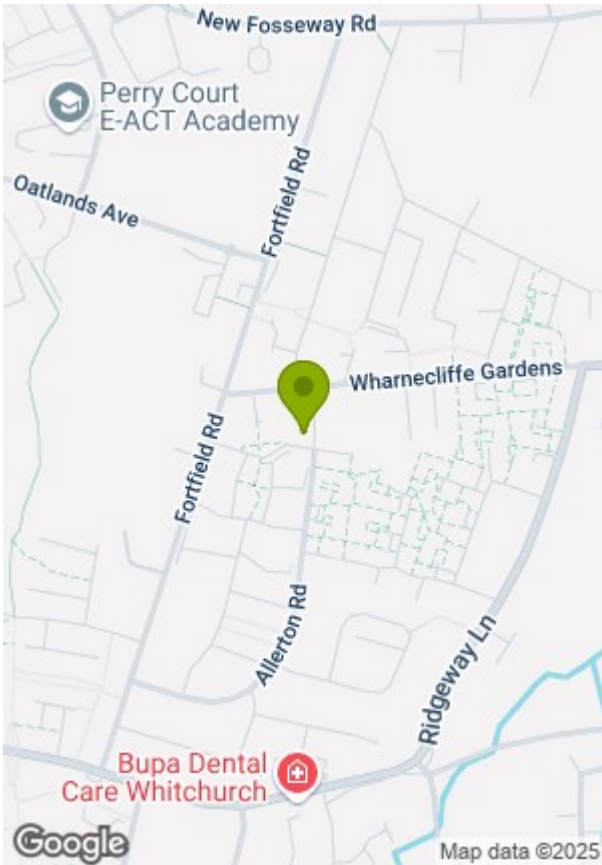
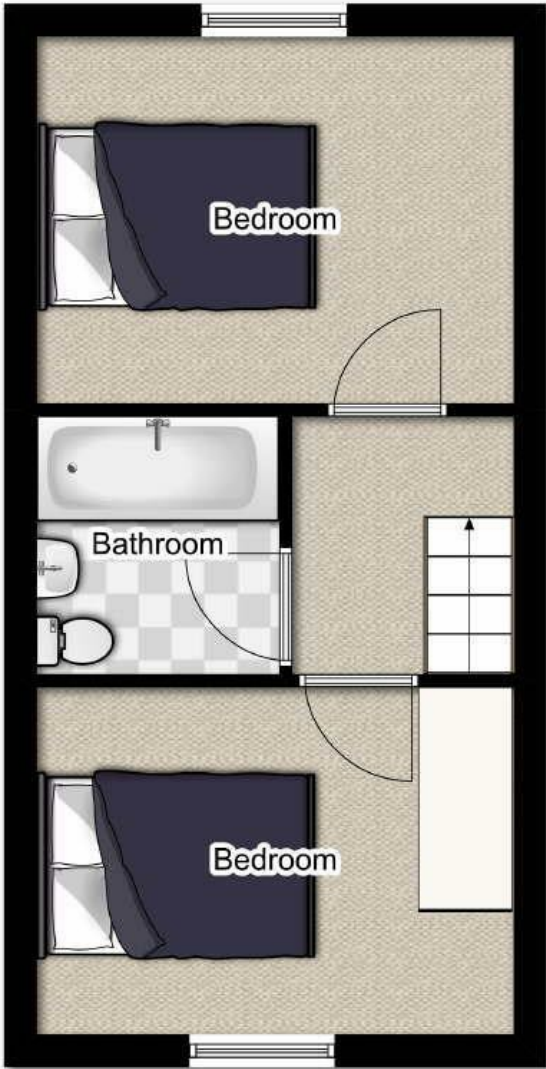












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.