



Ridgeway Lane, Whitchurch

£300,000

- **Energy Rating - C**
- **No Onward Chain**
- **Driveway**
- **Kitchen**
- **Garage**
- **Semi-Detached Bungalow!**
- **Two Bedrooms**
- **Pretty Rear Garden**
- **White Bathroom Suite**
- **Walking Distance To Amenities**

Situated on Ridgeway Lane, this semi-detached bungalow is offered with no onward chain, and offers the new buyers the opportunity to put their own stamp on their new home.

Upon entering, you'll find the well-equipped kitchen, featuring ample cupboard space, providing a practical and inviting space for cooking. The spacious sitting/dining room offers a comfortable area to relax and entertain, with French doors leading to the rear garden. The bungalow benefits from two double bedrooms, both providing ample space and comfort and a white bathroom suite.

Outside, the rear garden is a great space for outdoor living, featuring a patioed area, lawn, and shrubbery, with side access to the garden. There is off-street parking for multiple cars, a garage, and a gravelled, tiered front garden.

Conveniently located close to local shops, pubs, parks, bus routes, and schools, this home offers both convenience and a peaceful setting.

A fantastic opportunity for those looking to downsize or seeking a home with potential—this bungalow has been lovingly maintained by the same family for many years, and viewing is highly recommended!

Kitchen 9'11 x 8'10 max (3.02m x 2.69m max)

Sitting/Dining Room 16'06 x 10'08 (5.03m x 3.25m)

Bedroom One 13'07 x 10'08 (4.14m x 3.25m)

Bedroom Two 9'08 x 8'10 (2.95m x 2.69m)

Bathroom 6'06 x 5'06 (1.98m x 1.68m)

Tenure - Freehold

Council Tax Band - C













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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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