



Rydal Avenue  
Whitchurch  
Shropshire  
SY13

Offers in Excess of £185,000

bettermove



# Rydal Avenue

## Whitchurch

Bettermove are proud to present this 3 bedroom semi-detached house in Whitchurch, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

The council tax band is B.

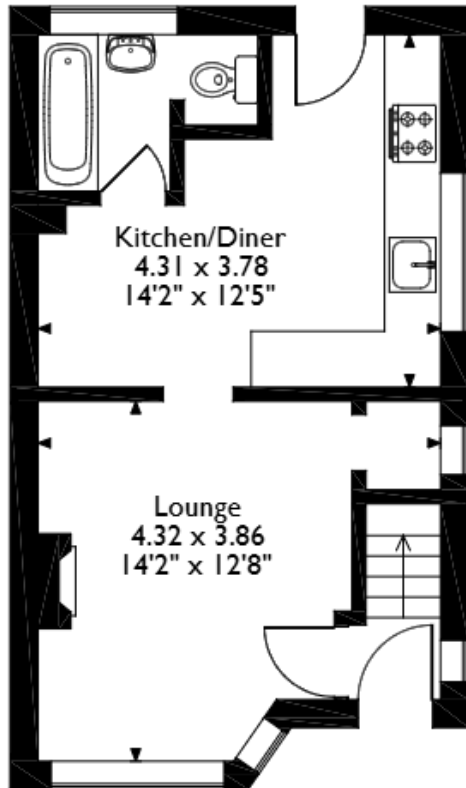
The interior of this property requires modernisation and some redecoration throughout. The ground floor comprises a spacious living room, with a log burner, fitted kitchen/diner and family bathroom.. The first floor consists of three bedrooms. The exterior boasts a private rear garden, with both lawn and patio areas, perfect for enjoying the summer months.

Located in the popular town of Whitchurch, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from from Whitchurch Railway Station, a variety of local bus routes, and quick access to the A49.

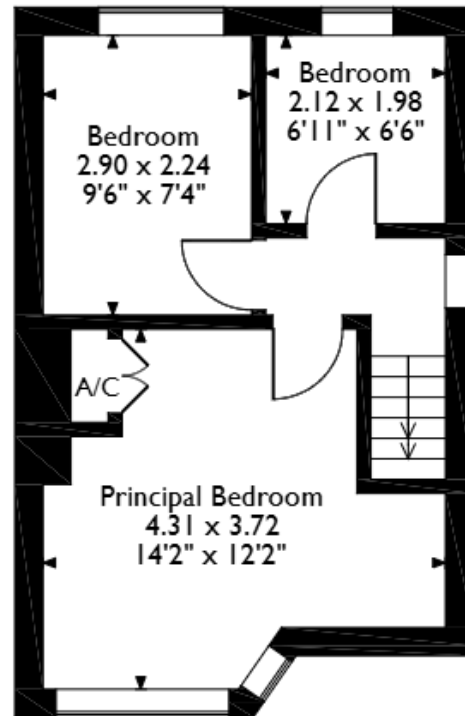
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Rydal Avenue, Whitchurch  
Approximate Gross Internal Area  
61 Sq M/656 Sq Ft





**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	52	82
(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		
England, Scotland & 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+) A	74	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





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