



2 Railway Place, Whitchurch, RG28 7FX  
Guide Price £525,000



## 2 Railway Place, Whitchurch, Guide Price £525,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

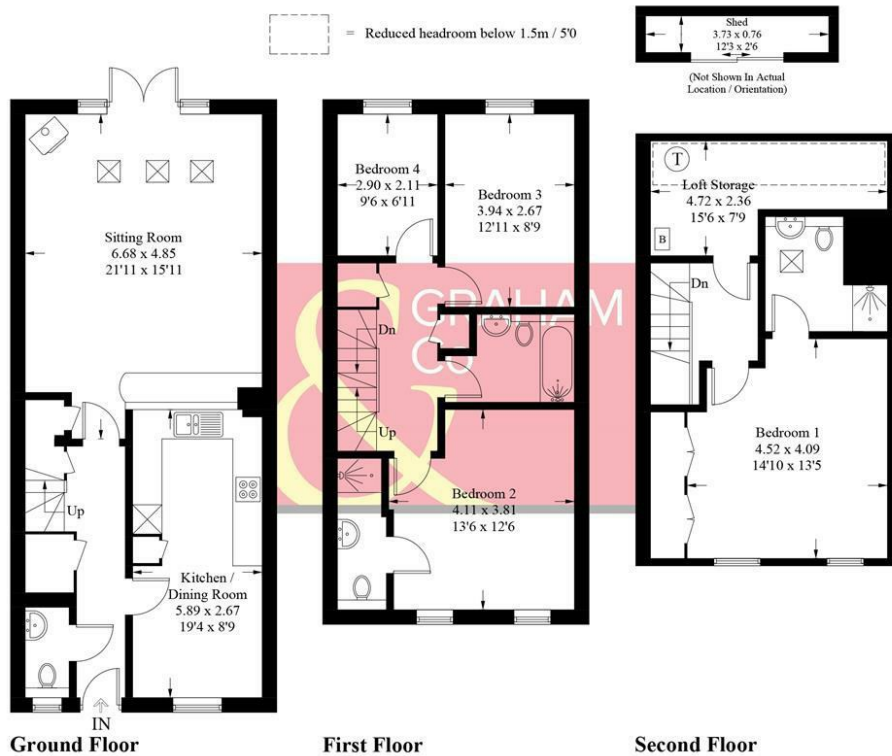
Graham & Co are delighted to offer to the market this stunning four bedroom family home ideally positioned close to the mainline train station in the popular Whitchurch town. One of five executive high end properties built in 2019 by Bourne Homes offers the perfect example of a high specification property with a contemporary design ideal for a growing household. The accommodation comprises an entrance hall, cloakroom, modern fitted kitchen with an open view in to the lounge diner. Upstairs to the first floor is a family bathroom and three bedrooms of which the largest benefits from an ensuite shower room. The second floor offers a large master bedroom and another en suite shower room as well as a walk in loft storage. Outside there is a low maintenance garden with a shed and side access.





# Railway Place, RG28

Approximate Gross Internal Area = 149.0 sq m / 1604 sq ft  
 Shed = 2.8 sq m / 30 sq ft  
 Total = 151.8 sq m / 1634 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1119142)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) <b>A</b>			94
(81-91) <b>B</b>	86		
(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 & Wales		EU Directive 2002/91/EC	

Tax Band: E



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