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5 FOREST ROAD, BONCHESTER BRIDGE, NR HAWICK, TD9 9JS

THREE BEDROOM DETACHED BUNGALOW WITH GARDEN AND GARAGE

EPC D
GUIDE PRICE £275,000

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5 Forest Road forms a delightful detached three bedroom bungalow located in the popular semi rural village of Bonchester Bridge. Set in a generous and level plot, the property has ample off street parking to the front by way of a recently extended monoblock drive and the rear garden has a pleasant patio area and a large timber workshop and potting shed with power and light. There is also an approved building warrant in place for a rear extension.

Entering from the front, the hallway provides access to all of the accommodation and has a large useful storage cupboard. The spacious and bright triple aspect lounge/diner is situated to the front, side and rear of the house and offers a versatile living space with a flood of natural light. This room is decorated in fresh neutral tones and has a lovely multi fuel stove offering a cosy focal point. There is ample space in here for a dining table and chairs. The kitchen overlooks the back garden and has a good range of timber effect floor and wall units with black worktops and tiled splashbacks. There is space for a cooker with LPG hob and dishwasher and, located beneath one of the windows is a one and a half bowl stainless steel sink. There is also space and plumbing for a washing machine, tumble drier and upright fridge freezer and a door from here leads out to the back garden.

The three double bedrooms are all generously proportioned rooms with the benefit of built in storage in each. Two of the bedrooms overlook the front of the property and one overlooks the garden to the rear. There is a two piece shower room with sink and shower enclosure and a separate cloakroom which also houses a sink and WC.

Externally, the property benefits from a large monoblock driveway to the front and a single garage. There is also a front garden bounded by fencing laid to lawn. A pathway leads around to the rear garden where the oil tank is located and an integrated outhouse offers useful storage and houses the boiler. The rear garden has a mixture of soft landscaping with mature trees and shrubs, patio and lawn. There is also a large timber workshop with power and light.

ROOM SIZES:

Sitting Room/Dining 6.06 x 3.37 and 3.66 x 2.84

Kitchen 3.00 x 6.16

Master Bedroom 3.75 x 3.51

Bedroom 2 4.15 x 3.66

Bedroom 3 3.67 x 2.88

Shower Room 1.53 x 2.41

Cloakroom 2.39 x 1.01

LOCATION: Bonchester Bridge is set in stunning Borders countryside and ideally situated for access to Hawick and Jedburgh, both located only seven miles away. The village has a hotel/pub at its centre with a restaurant popular with locals and visitors alike. The area is ideally located

for a multitude of outdoor activities including horse riding, walking, fishing, cycling and mountain biking, with the Kielder Water and Forest Park only 17 miles away which provides a vast range of outdoor pursuits.

DIRECTIONS: Taking the A698 from Hawick onto the A6088 to Bonchester Bridge, take a right as you enter the village onto Hobkirk Road and then left onto Forest Road. Number 5 lies on the left hand side.

COUNCIL TAX BAND: D **EPC:** D

PLANNING REF: Building warrant ref 24/00918/ALTEXT can be viewed on the Scottish Borders Council public planning portal

FIXTURES AND FITTINGS: The sale shall include all carpets, lights and bathroom fittings.

SERVICES: Mains water and drainage. Mains electricity, oil fired central heating and LPG hob cooking. Double glazing and multi fuel stove.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

