



WHITCHURCH

Offers over **£400,000**



19 GRANGE PARK

Whitchurch, Ross-on-Wye HR9 6EA



Three-bedroom, link-detached family home
Immaculately presented throughout
Located in a highly desired area

Whitchurch is a picturesque and highly sought-after location, known for its friendly community and excellent amenities.

The area is also rich in history, with charming streets and historic buildings adding to its unique character.

Transport links are excellent, with easy access to major road networks and public transport options, making commuting to nearby cities and towns easy.

Surrounded by beautiful countryside, Whitchurch offers the perfect balance between rural living and urban convenience.



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KEY FEATURES

- Three-bedroom link-detached family home
- Three reception rooms and study
- Well-presented throughout
- Off road parking and garage
- Easy access to transport links
- Mature and private rear garden



STEP INSIDE



Upon entering the property, you are greeted by a porch that leads into a spacious entrance hall. The hall provides access to a convenient downstairs WC and flows seamlessly into the well-appointed kitchen.

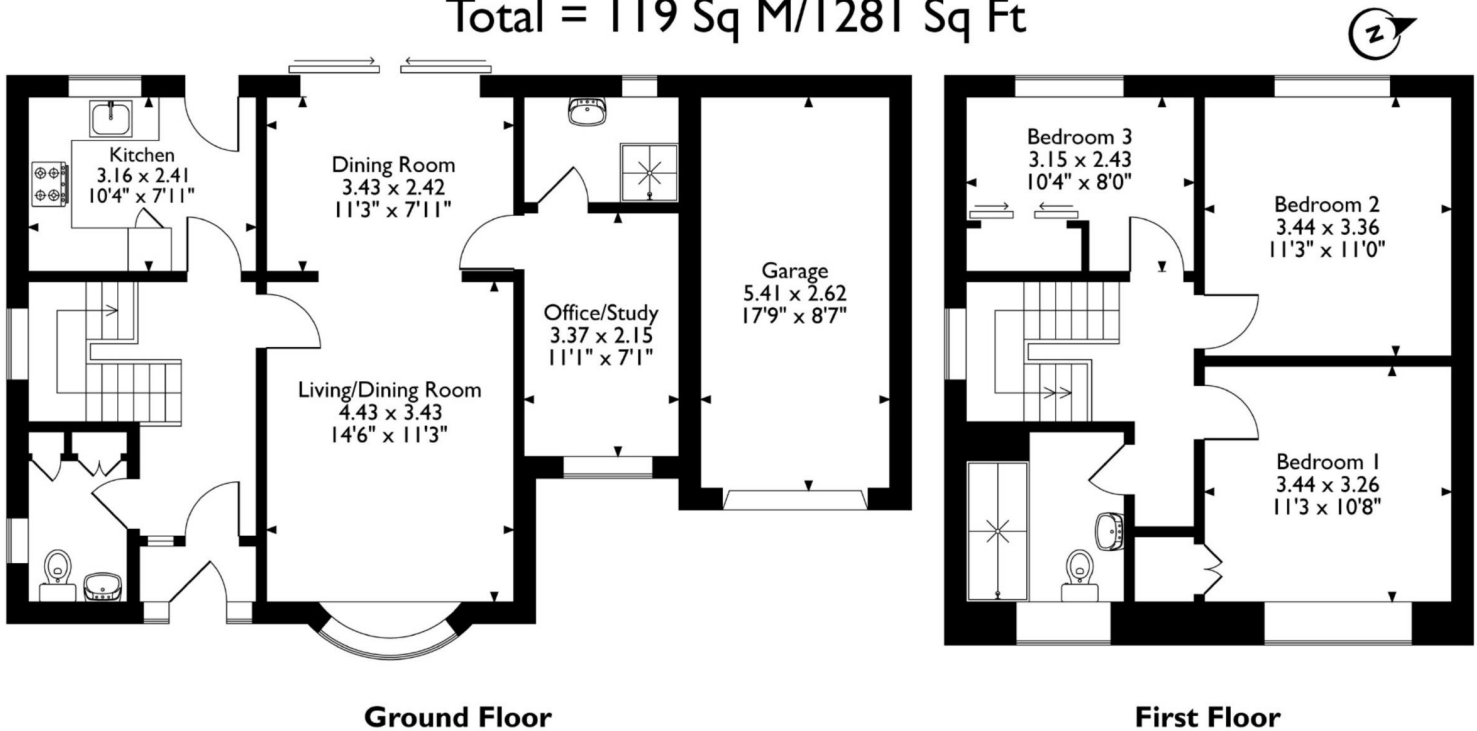
The kitchen is designed for both functionality and style, offering ample counter space and storage space.

From the entrance hall, a door opens into the main living/dining area, which boasts a beautiful bay window that overlooks the front aspect of the property, flooding the room with natural light.

Sliding doors at the rear of the living/dining area lead out to the rear garden, perfect for outdoor entertaining and relaxation.

Adjacent to the lounge is a separate study, providing a quiet space for work or leisure. The study is complemented by its own shower room adding to the convenience and versatility to the ground floor layout.

Approximate Gross Internal Area
 Main House = 105 Sq M/1130 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 119 Sq M/1281 Sq Ft



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.

To the first floor, you will find three well-proportioned bedrooms. The principal bedroom and the third bedroom both features fitted wardrobe space, offering plenty of storage and enhancing the rooms' functionality.

The family bathroom is tastefully designed with a modern three-piece shower suite, including a large walk-in shower.

STEP OUTSIDE



To the front of the property are well maintained front gardens and a driveway which leads up to the garage.

The private rear garden has a large patio area and is mainly laid to lawn, creating a relaxing outdoor space. Surrounded by mature shrubs and trees, the garden offers a high degree of privacy, making it a perfect retreat for entertaining with family and friends.

AGENTS NOTE:

This property is link-detached.

INFORMATION

Postcode: HR9 6EA
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From Ross-on-Wye head down the A40 towards Monmouth you will take the exit for Whitchurch. At the round about take the second exit and cross over the bridge you will then take the first left and then continue onto Grange park you will then take the second right onto Grange Park and the property is located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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