

HASTIN^{LEGAL}&S

16 Forest Road



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Offers Over £135,000

Hawick, TD9 8JS

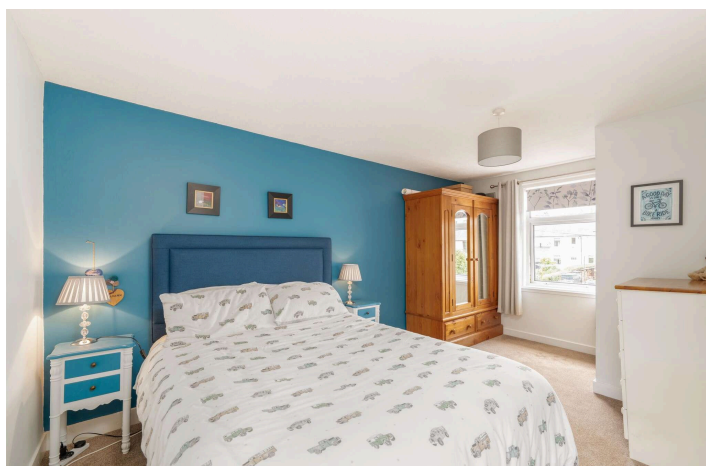


2 bed

2 public

1 bath

Charming Two-bedroom Semi-detached Home
In Bonchester Bridge With Wood Burner,
Conservatory, Expansive Driveway And
Enclosed Rear Gardens - Ideal First Time Buy.



Set in the picturesque village of Bonchester Bridge, this well presented semi-detached property offers a perfect opportunity for first time buyers or those seeking to downsize. The home features two comfortable bedrooms, a family bathroom, a cosy living room with woodburner, fitted kitchen and a bright conservatory overlooking the garden. Externally, the property boasts an expansive driveway, providing ample off-street parking and enclosed rear gardens, ideal for outdoor enjoyment, pets or children.

LOCATION

Bonchester Bridge is a charming village, nestled in picturesque rolling countryside and lying to the south of Teviotdale, some 6 miles southeast of Hawick and at the foot of Bonchester Hill. There is easy access to the A68 making it ideal for the commuter and being so well connected the quiet village is a popular spot for families and retirees alike. The village has an active community with a popular pub and restaurant at its centre and regular activities held in the village hall being well supported by locals. Being situated between the nearby towns of Hawick and Jedburgh, further amenities are close to hand, including several restaurants, supermarkets, medical centres and a variety of independent shops and leisure facilities, as well as educational facilities from nursery to secondary.

HIGHLIGHTS

- Semi-detached home
- Ideal for first time buyers or downsizers
- Bright conservatory overlooking garden
- Expansive driveway
- Enclosed rear gardens

ACCOMMODATION SUMMARY

Entrance Hallway, Bathroom, Lounge, Kitchen, Conservatory, Two Bedrooms split either side from landing.

SERVICES

Mains electricity, water, oil central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal floor area approx. 78m².



ENERGY EFFICIENCY

Rating E

COUNCIL TAX

Council Tax Band A

TENURE

Freehold

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.