



## College Road, offers in excess of £325,000

- NO CHAIN
- RECENTLY REFURBISHED THROUGHOUT
- GARAGE TO THE REAR
- EXCELLENT LOCATION TO THE VILLAGE
- EPC Rating: G





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## About the property

Immaculately renovated terrace cottage on the popular College Road in Whitchurch with rear garden and garage. To be sold with no onward chain and viewings available now by appointment only. Village location within well regarded school catchments, UHW and amenities.



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## Accommodation

### Entrance Hallway

### Living / Dining Room

24' 11" max x 12' max ( 7.59m max x 3.66m max )

### Kitchen

9' 10" max x 8' 10" max ( 3.00m max x 2.69m max )

### Utility Room

8' max x 3' 11" max ( 2.44m max x 1.19m max )

### Bathroom

8' max x 4' 3" max ( 2.44m max x 1.30m max )

### Garage To Rear Garden

### Bedroom One

14' 10" max x 10' 9" max ( 4.52m max x 3.28m max )

### Bedroom Two

11' 3" max x 9' 5" max ( 3.43m max x 2.87m max )

### Bedroom Three

10' 11" max x 8' 10" max ( 3.33m max x 2.69m max )

### Agents Note

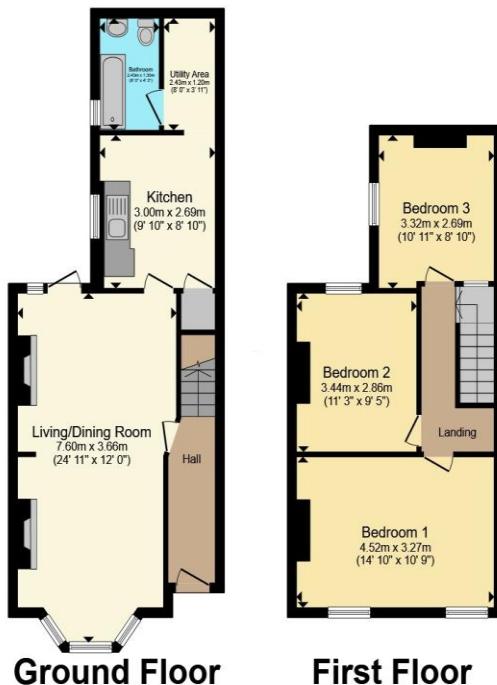
Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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## Floorplan



Total floor area 88.5 m<sup>2</sup> (952 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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