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4 WEENS PLACE, BONCHESTER BRIDGE, NR HAWICK, TD9 8JP

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARDEN

EPC E

OFFERS AROUND £125,000

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4 Weens Place forms a spacious semi detached three bedroom dwelling house 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 side and a good sized enclosed garden to the rear laid mostly laid to lawn with two large outhouses. Offered for sale in neat and tidy order internally, the property would make an ideal first time buy or down size opportunity for those who enjoy a village lifestyle.

Entering from the front, the hallway provides access to all of the ground floor accommodation and has a staircase to the upper level where the bedrooms are located and a large understair storage cupboard. To the front of the property is the lounge with double glazed windows overlooking the front garden and there is an open fire with tiled back and hearth. A doorway leads through to the kitchen which has a range of timber floor and wall units with white work surfaces and a single bowl sink underneath windows to the rear. There is space for a fridge freezer, washing machine and eletcirc cooker and a large cupboard houses the water tank. A door leads out to the rear garden. Completing the ground floor accommodation is the family bathroom which comprises of a three piece suite of bath, wash hand basin and bath.

The staircase from the hallway leads up to the first floor where there is a shelved storage cupboard. The three double bedrooms are located up here and each has a built in wardrobe for storage.

Externally, the property benefits from a large driveway to the side offering parking for several vehicles. There is a small front garden with a range of mature shrubs and plants and the rear garden is laid mainly to lawn and has both a coal house and outhouse/lock up offering good external storage.

ROOM SIZES:
Lounge 4.04 x 4.30
Kitchen 4.30 x 3.11
Bathroom 2.02 1.90
Bedroom one 4.30 x 3.25
Bedroom two 3.99 x 2.80
Bedroom three 3.52 x 2.98

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 Weens Place.

COUNCIL TAX BAND:B **EPC:**E

FIXTURES AND FITTINGS: All carpets and floor coverings included in the sale and kitchen and bathroom fittings.

SERVICES: Mains drainage, water and electricity. Solid fuel central heating (back boiler) and double glazing.

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.

INTERNET WEBSITES: All our properties can be viewed at www.gandjoliver.co.uk as well as www.rightmove.co.uk, www.onthemarket.com and www.propertywindow.com.

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1035sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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