



## Beatrice Road, £375,000

- REAR GARDEN
- GARAGE
- TWO RECEPTION ROOMS
- LOFT CONVERSION
- CLOSE PROXIMITY TO VILLAGE
- OFF ROAD PARKING TO REAR
- DOUBLE BAY FRONTED
- EPC Rating: C



 3  1  2



## About the property

Traditional Double Bay fronted Three bedroom mid terraced house situated in the heart of Whitchurch, just off the Brook and walking distance to Whitchurch Village & all local amenities this is the perfect family home or first time buy. Front and rear gardens and garage.





## Accommodation

### Hallway

### Lounge

12' 3" to bay x 11' 8" max ( 3.73m to bay x 3.56m max )

### Dining Room

11' 5" max x 10' 8" max ( 3.48m max x 3.25m max )

### Kitchen

18' max x 6' 4" max ( 5.49m max x 1.93m max )

### Bedroom One

12' 3" to bay x 9' 6" max ( 3.73m to bay x 2.90m max )

### Bedroom Two

10' 9" max x 9' 4" max ( 3.28m max x 2.84m max )

### Bedroom Three With En-Suite

12' 4" max x 9' 9" max ( 3.76m max x 2.97m max )

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## Floorplan



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