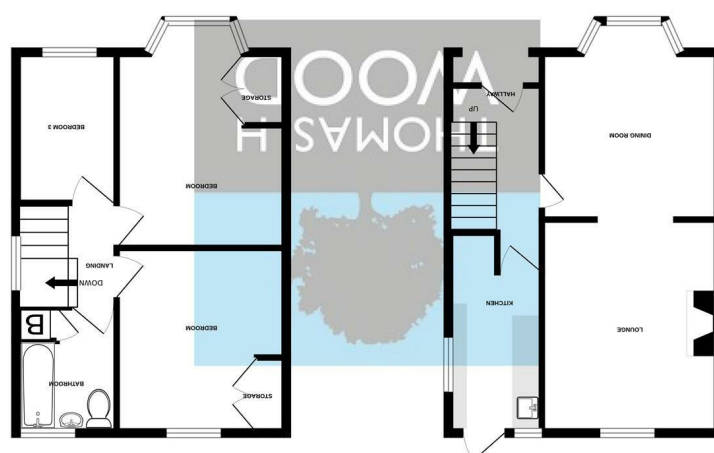


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR: 35.5 sqm (382 sq ft) approx.  
 1ST FLOOR: 36.0 sqm (388 sq ft) approx.

These floor plans have been prepared from a visual inspection of the property and are not intended to be used as a contract. The actual floor area and dimensions may vary slightly from those shown on the plans. The area, location and dimensions are shown on the plans as an approximate guide only. The actual floor area and dimensions may vary slightly from those shown on the plans. The area, location and dimensions are shown on the plans as an approximate guide only.

3 BED END OF LINK



Asking Price  
**£347,000**

“The perfect Whitchurch opportunity — location, potential, and charm in one”

Set in the heart of vibrant Whitchurch Village, this three-bedroom semi-detached home offers the perfect blend of charm, space, and future potential. With its generous plot, traditional features, and enviable location, it's ideal for those seeking a home they can truly make their own.

From the welcoming hallway and bay-fronted dining room to the sunny rear lounge and kitchen, the ground floor is filled with natural light and character. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable family living.

Outside, the property boasts off-road parking, a garage, and a private rear garden with both lawn and patio — ideal for relaxing or entertaining.

Perfectly placed just a short walk from the bustling village centre, excellent schools, and the superb public transport links, highly regarded schools and the excellent local amenities.



**ENTRANCE HALL**

Inviting hallway with carpeted staircase to the first floor, original tiled flooring, radiator panel, and doors to all rooms. Useful under-stair storage cupboard.

**DINING ROOM**

11'5" x 12'0"

Elegant bay-fronted reception with UPVC window, wood block flooring, painted walls, papered ceiling with coving, radiator panel with fitted cover. Open archway to:

**LOUNGE**

10'8" x 12'11"

Light-filled living space overlooking the rear garden, with UPVC window, wood block flooring, feature gas fire with surround, radiator panel, and original alcove shelving.

**KITCHEN**

5'9" x 9'9"

Fitted with a range of units and contrasting work surfaces. UPVC window and door to the rear garden, plus additional UPVC side window.



**Features**

- CHARMING SEMI-DETACHED
- PRIME LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- SHORT STROLL TO WHITCHURCH VILLAGE
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- VIEWING RECOMMENDED

**LANDING**

Carpeted staircase to landing with UPVC side window, loft access, and doors to all bedrooms and bathroom.

**BEDROOM ONE**

10'10" x 14'1"

Spacious front aspect double bedroom with wooden floor, papered walls, papered ceiling with coving, fitted wardrobe, UPVC window, and radiator panel.



**BEDROOM TWO**

11'2" x 11'2"

Rear aspect double bedroom overlooking the garden. Carpeted floor, painted walls, papered ceiling with coving, fitted wardrobe, UPVC window, and radiator panel.

**BEDROOM THREE**

6'7" x 9'7"

Front aspect single bedroom with carpeted floor, painted walls, papered ceiling with coving, UPVC window, and radiator panel.

**FAMILY BATHROOM**

6'0" x 7'7"

Three-piece suite comprising bath with shower over, wash hand basin, and WC. Fully tiled walls, tile-effect flooring, cupboard housing Worcester combination boiler, UPVC rear window, and chrome towel radiator.

**OUTSIDE**

**FRONT**

Attractive block-paved driveway with parking for two vehicles, lawned area, and gated side driveway leading to the garage and rear garden.

**REAR**

A private and enclosed garden with both patio and lawned areas, perfect for outdoor dining or play. Outbuilding and detached single garage with power.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.





**COUNCIL TAX**

Band E

**Information**

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 770.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C



-  3 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C