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5 WAUCHOPE ROAD, BONCHESTER BRIDGE, TD9 8JT
TWO BEDROOM SEMI DETACHED HOUSE WITH GARDEN

EPC E
OFFERS AROUND £70,000

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5 Wauchope Road forms a semi detached two 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 front and a generous enclosed garden to the rear. The property is in need of complete refurbishment throughout and has been priced accordingly.

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. To the front of the property is the lounge with double glazed windows overlooking the front garden and there is an open fire. A doorway leads through to the kitchen where there are timber units in situ and space for white goods. There is a large understair storage cupboard and a back door out to the garden from here. 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 two double bedrooms with built in storage cupboards.

Externally, the property benefits from a large driveway and garden to the front in need of some maintenance. A paved pathway leads around to the back garden which is mostly laid to lawn and there is also a large outhouse.

ROOM SIZES:

Sitting Room 3.61 x 4.67
Kitchen 3.72 x 2.51
Bedroom 3.64 x 4.67
Bedroom 4.67 x 2.75
Bathroom 1.75 x 2.01

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 Forest Road. Immediately on the right is Wauchope Road.

COUNCIL TAX BAND:A EPC:E

FIXTURES AND FITTINGS:n/a

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.

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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.

