



6 Old Court Bank, Whitchurch, HR9 6DA

£315,000

**BIDMEAD COOK**

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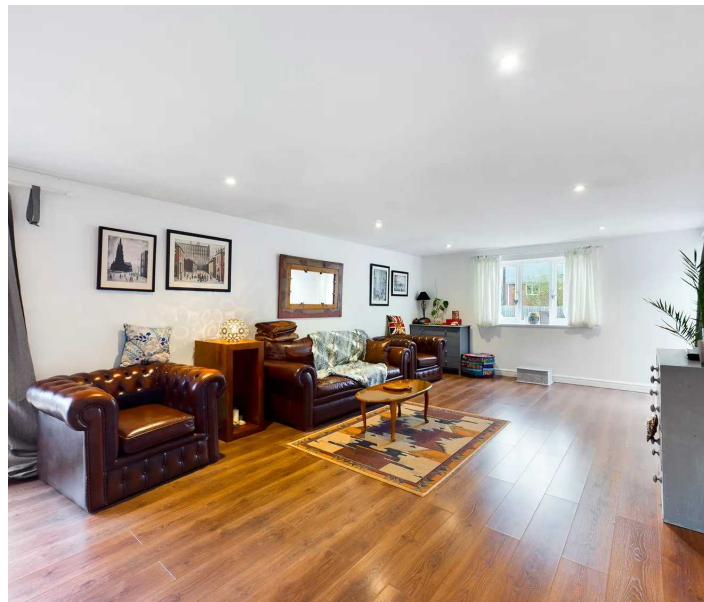
# 6 Old Court Bank

Whitchurch, Ross-On-Wye

- Link-Detached Bungalow
- Two Double Bedrooms
- Bathroom and En-Suite Wet Room
- Garage and Off Road Parking
- Low Maintenance Gardens
- Village Location
- Underfloor Heating
- Open-Plan Living/Kitchen/Dining Room

A light and modern two double bedroom link-detached bungalow having been built in a contemporary style to include open-plan living accommodation, off road parking, garage and low maintenance gardens.

The property is located within the sought after village of Whitchurch situated along the A40 between Ross-on-Wye and Monmouth giving access to the M50 and M4 motorways. Amenities within the village include a primary school, public houses, village shop and coffee shop, The Potting Shed restaurant. The River Wye is nearby and it is a popular area for canoeing, walking and hiking.





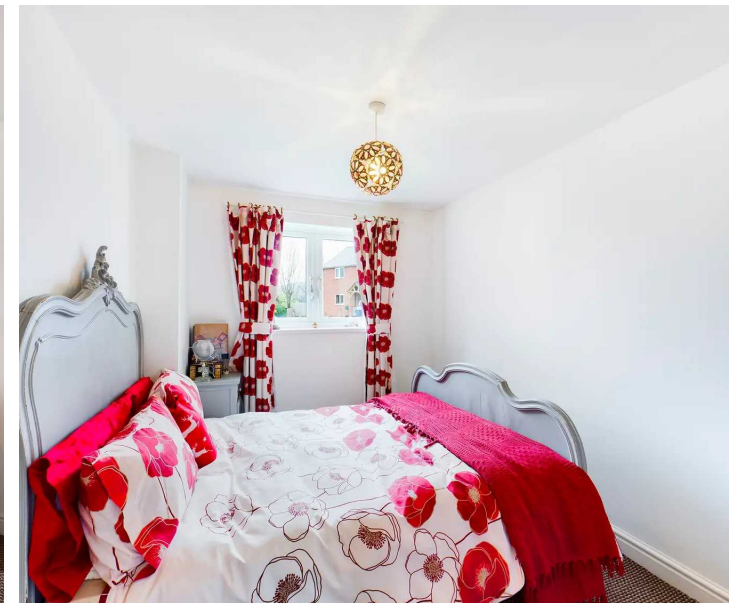
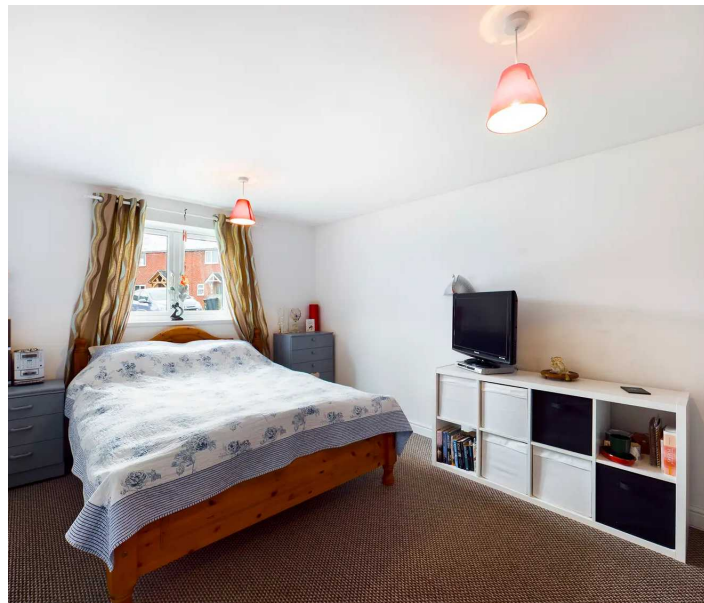
The accommodation comprises an entrance hall having a storage cupboard, kitchen to include a range of high-gloss wall and base storage units having a range of integrated appliances and breakfast bar. The kitchen is open-plan to the living and dining room having French doors to the rear paved garden. There is a bathroom having a three piece modern suite and two double bedrooms, the master bedroom has built-in wardrobe and en-suite wet room. The property benefits an LPG and underfloor heating system.

Outside, to the front of the property the driveway is laid to gravel and there is a low maintenance garden with gated access to the side and rear of the property. Paved side and rear gardens.

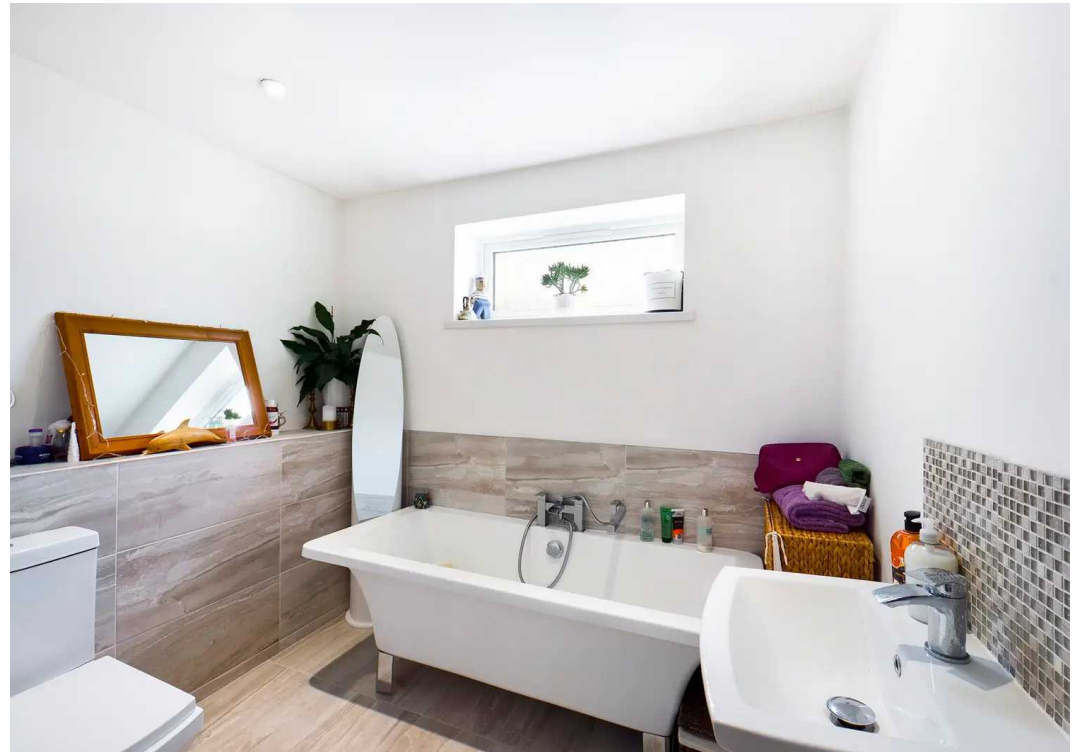
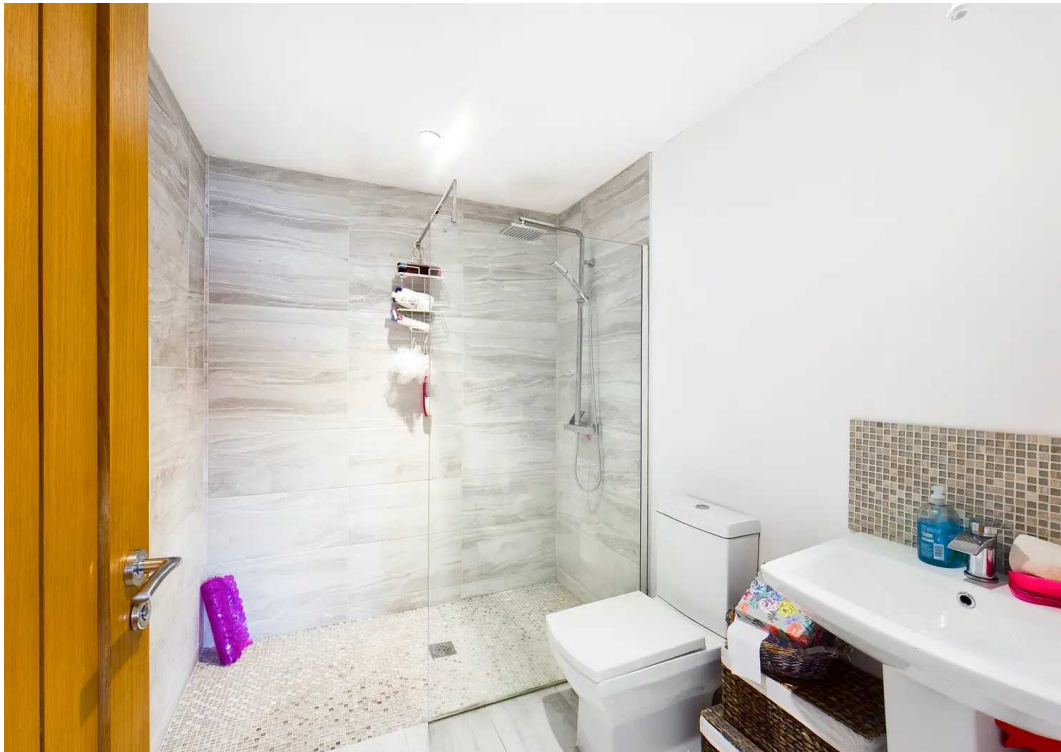
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C









**Approximate total area<sup>(1)</sup>**

890.41 ft<sup>2</sup>

82.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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