



## 7 THE ROOKERY WHITCHURCH

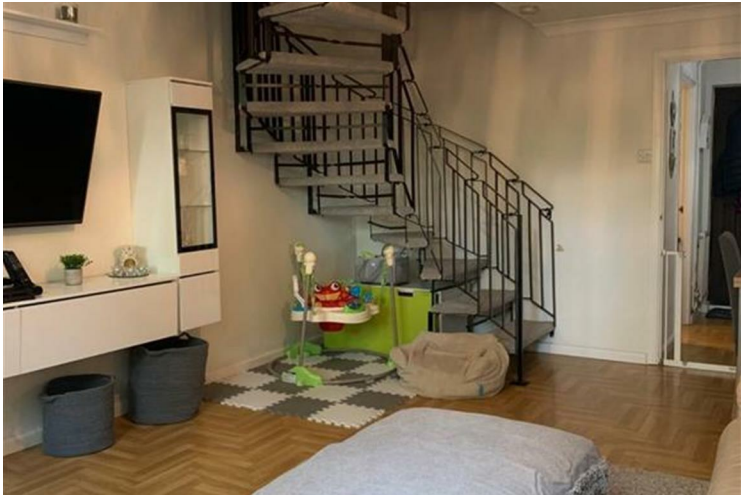
£1,250 Per

Conveniently situated and tucked away is this well presented two bedroom mid-terrace property in a sought after location within Whitchurch town centre. The property offers a living/dining room, kitchen, two bedrooms and a family bathroom. Further benefits include a rear garden, parking and views over Whitchurch. Pets considered. Council tax band C.



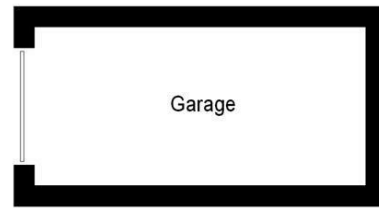






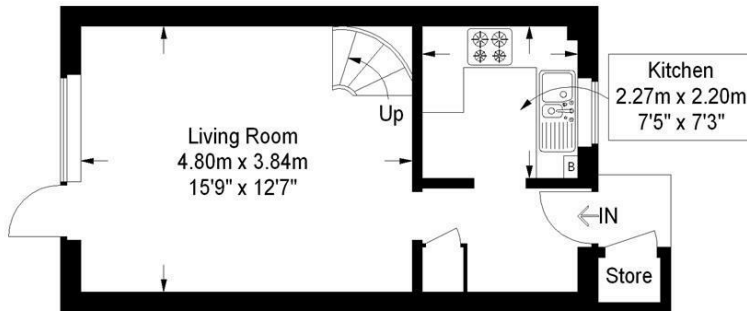
## 2 Bedroom House , Whitchurch

Approximate Gross Internal Area (Including Garage)  
67.6 sq m / 728 sq ft

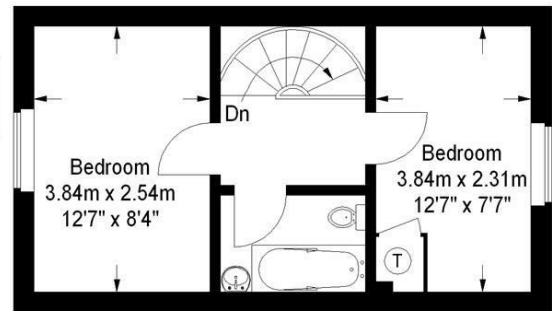


**Garage**

(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID125518)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: C     Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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