



7a London Street, Whitechurch, RG28 7LH
Guide Price £259,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain a spacious three bedroom character apartment situated in the heart of the popular Whitchurch town. Offering over 1200 square feet of living space the accommodation comprises its own entrance at the rear which leads to a utility room, up the stairway there is a hallway leading to an 18 foot living room with a feature fireplace. This flows through to the kitchen/diner, three piece suite family bathroom and a balcony overlooking the courtyard garden. There are three double bedrooms of which the master benefits from its own en suite shower room. Outside within the private courtyard are two outbuildings for storage.



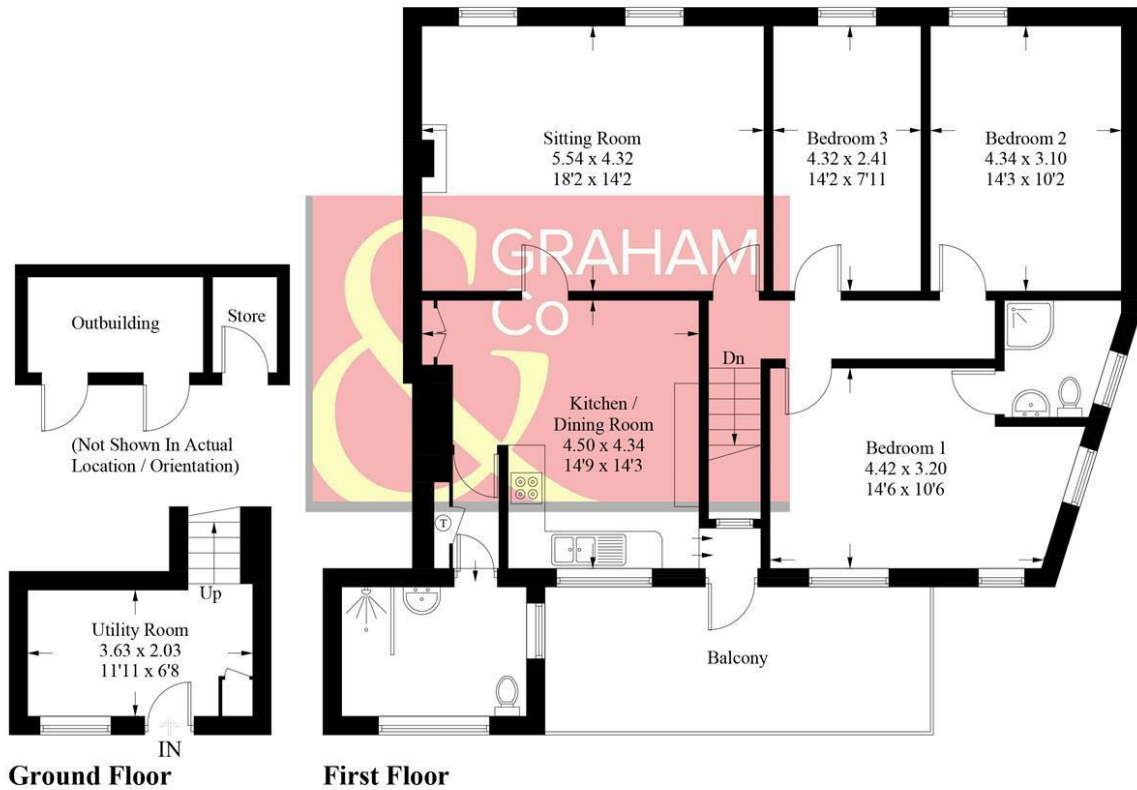


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.



London Street, RG28

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
 Store = 1.6 sq m / 17 sq ft
 Total = 113.7 sq m / 1224 sq ft
 (Excluding Outbuilding)



PRODUCED FOR GRAHAM AND CO

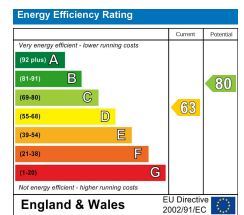
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1054325)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

