



6 Fairclose Terrace, Whitchurch, RG28 7AW
Asking Price £455,000



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PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain. This quaint Victorian end of terrace home, has bundles of charm and character and boasts a substantial garden.

This stylish and contemporary home benefits from; entrance hallway, dining room, living room, both with ornate fireplaces, cottage style kitchen with access out to the garden through the stable style door, utility room and downstairs cloakroom.

Upstairs you will find the family bathroom and two double bedrooms, with integral storage in bedroom two. An extensive loft space gives huge further potential for the accommodation to grow.

Externally to the side and rear of the property is the unusually, yet hugely beneficial large garden for central Whitchurch, extending to approximately 0.2 acres. The garden offers an extensive lawn, patio, home office and exciting potential for extension or further outbuildings (subject to planning).





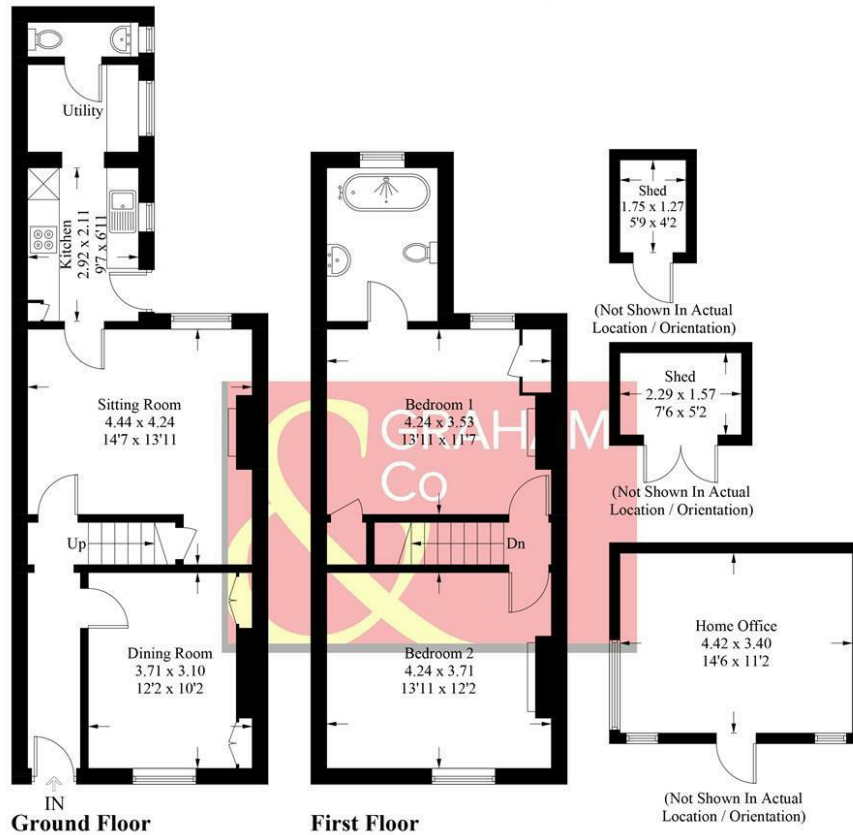
Whitchurch

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 in under one hour, and also easy road links to the A34 and A303.



Fairclose Terrace, RG28

Approximate Gross Internal Area = 89.4 sq m / 962 sq ft
 Outbuildings = 20.7 sq m / 223 sq ft
 Total = 110.1 sq m / 1185 sq ft



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 (ID1095075)

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Very energy efficient - lower running costs			
(95-100)	A		75
(81-94)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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