



82 London Road, Whitchurch, RG28 7NA  
Asking Price £280,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

This charming two bedroom home has recently benefited from meticulous refurbishment and modernisation throughout, creating a sympathetic and stylish modern home. Located in the centre of Whitchurch, only a short walk to local amenities and the railway station.

The accommodation benefits from open plan living downstairs, with contemporary kitchen with breakfast bar and exit to the garden. Upstairs the two bedrooms benefit from a Jack and Jill bathroom.

To the rear there is an enclosed rear garden with timber decking, again benefiting from the same quality and attention to detail that the home has just received. Furthermore a brick build outbuilding in the garden provides useful storage.

The property further benefits from sale with no onward chain.





#### 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, and also easy road links to the A34 and A303.

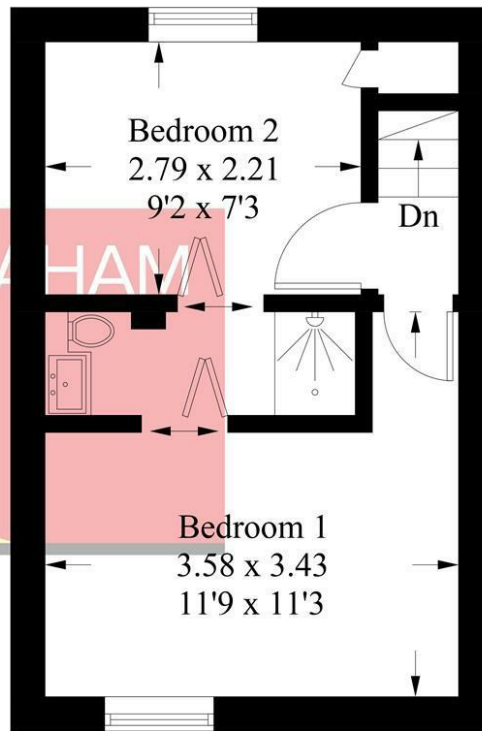


## London Road, RG28

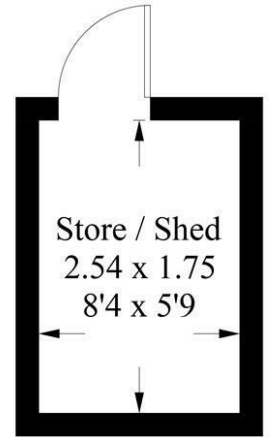
Approximate Gross Internal Area = 41.3 sq m / 444 sq ft  
 Store / Shed = 4.5 sq m / 48 sq ft  
 Total = 45.8 sq m / 492 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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 (ID1 103385)

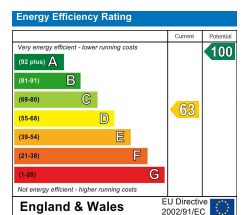
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