

86 Winchester Road, Whitchurch, RG28 7HP
Asking Price £310,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this delightful period terraced home located on the desirable Winchester Road in Whitchurch, Hampshire. With a partial renovation already completed, this property offers the perfect opportunity for the new owner to add their personal finishing touches and create their dream home. Offered for sale with no forward chain, this charming residence boasts a blend of character features and modern conveniences. Upon entering, you are greeted by a welcoming entrance hall with stairs rising to the first floor and a door leading to the spacious living room. The living room features a box window to the front, allowing for ample natural light, and an under-stairs storage cupboard for practical space. The contemporary kitchen is equipped with a range of soft grey eye and base units complemented by a wood-effect square edge worktop. The kitchen layout has been thoughtfully divided to include a separate utility room and a convenient downstairs cloakroom. Accessed from the kitchen, the conservatory boasts a glass roof, creating a bright and airy space to enjoy year-round, with an additional storage room accessible from the conservatory. On the first floor, there are two well-proportioned bedrooms. One features a charming box window to the front, while the other overlooks the rear garden. The spacious shower room is designed with modern fittings. The rear garden offers a blank canvas for the new owner to transform into a beautiful oasis, perfect for relaxing and entertaining. This period terraced home provides an excellent opportunity to live in a sought-after location with the chance to personalise the finishing touches to your taste. Don't miss the chance to make this charming property your own.





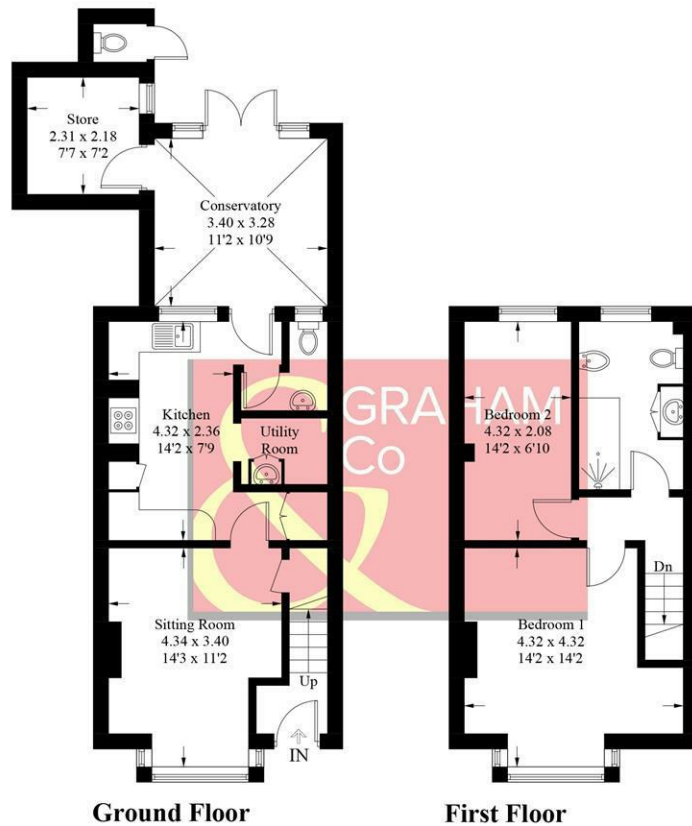
Whitchurch

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.



Winchester Road, RG28

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft
 External WC = 0.8 sq m / 9 sq ft
 Total = 90.9 sq m / 979 sq ft



Ground Floor

First Floor

PRODUCED FOR GRAHAM AND CO

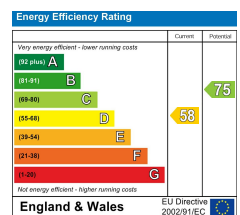
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1106343)

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