

2 Pound View The Green, Whitchurch, RG28 7LU  
Asking Price £200,000



## 2 Pound View The Green, Whitchurch, Asking Price £200,000

### PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co present an excellent two bedroom flat in this purpose built block, conveniently located for both the Town Centre and Railway station.

The accommodation comprises; entrance hallway, living/dining room, kitchen, two double bedrooms and bathroom. The property is presented in 'move in' condition, benefitting from recent decoration.

The property is sold with no onward chain and off street parking.





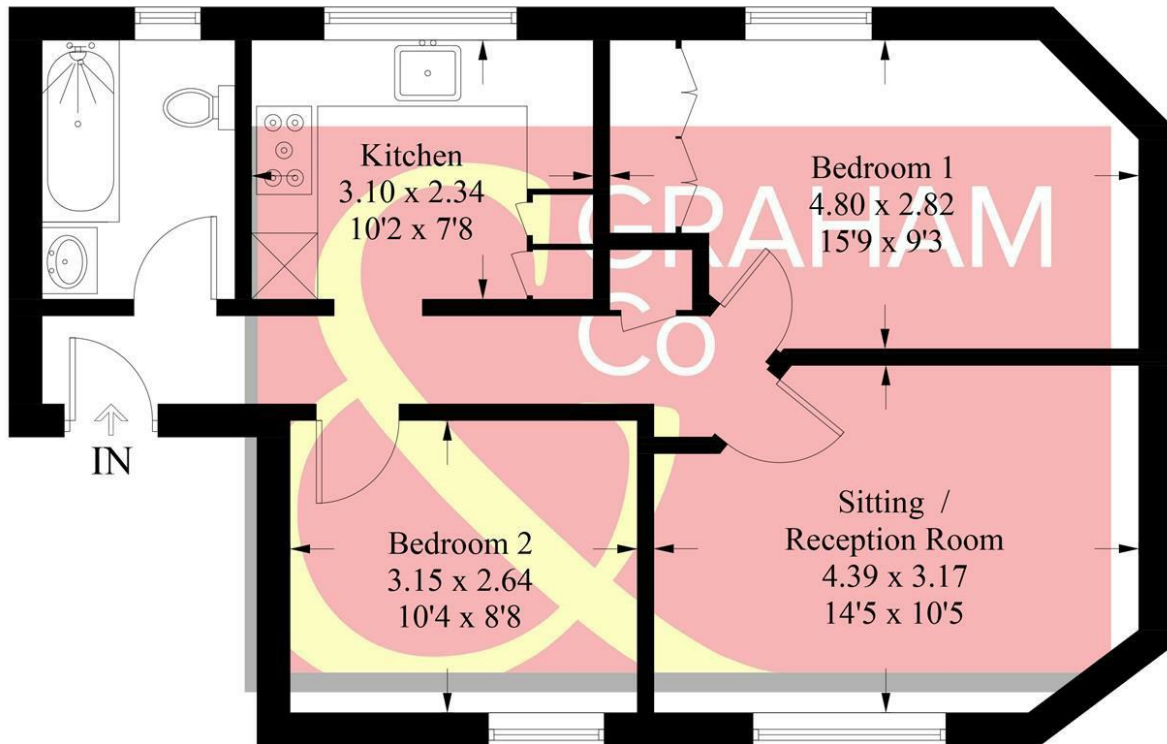
#### Whitchurch

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.



# The Green, RG28

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft



## Ground 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 (ID1121045)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		
England & Wales		
	EU Directive 2002/91/EC	

Tax Band: B



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