

36 High Street, Overton, RG25 3HA
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a stunning two bedroom cottage beautifully renovated to a contemporary taste. The accommodation comprises a spacious living room with a log burner and brick surround and tiled hearth being the main feature. A dining room with a trap door to the cellar under the stairs, a galley style kitchen leading through to the shower room. Upstairs there are two double bedrooms. Outside is a beautifully landscaped garden with a patio area and raised borders as well as side gates for right of access. The property in the last two years has had new windows and doors as well as rendering repaired. On street parking can be found nearby as well as a potential option to obtain a parking permit from Overton Golf Club.



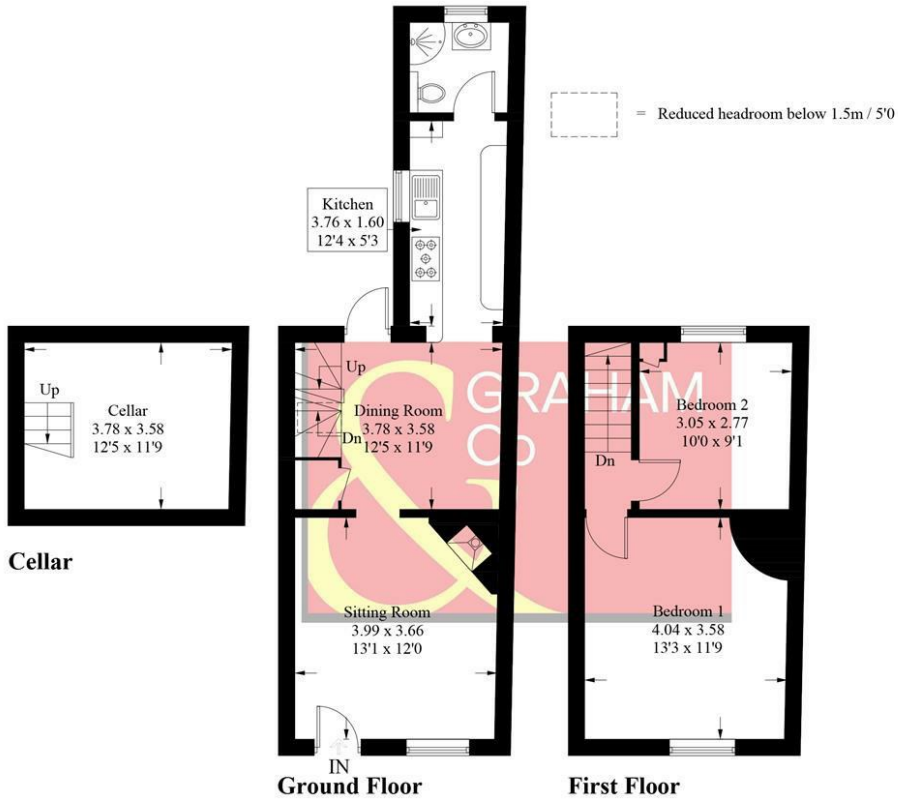


Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and (near the house) a main line railway station with service to London (Waterloo). Basingstoke and Andover are about 8 miles with a wider range of shopping and recreational facilities, the latter having two sports centres, two multiplex cinemas, museums, an ice rink and ten pin bowling etc. The M3 motorway can be accessed at junctions 6 and 7, whilst the A303 and A34 main roads are accessible.



High Street, RG25

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft
 Cellar = 11.5 sq m / 124 sq ft
 Total = 76 sq m / 818 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 (ID1133915)

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B			
C		67	
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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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.

