



2 Test Mews Winchester Street, Whitchurch, RG28 7BY
Guide Price £325,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Sold with no onward chain, this three bedroom home is conveniently located in the heart of Whitchurch.

The accommodation comprises of; entrance hallway with cloakroom, living room with patio doors to the rear garden, kitchen/diner, three bedrooms and bathroom.

There are gardens front and rear, with a connecting path between the two. Off street parking is located to the front of the property, accessed via a private road.



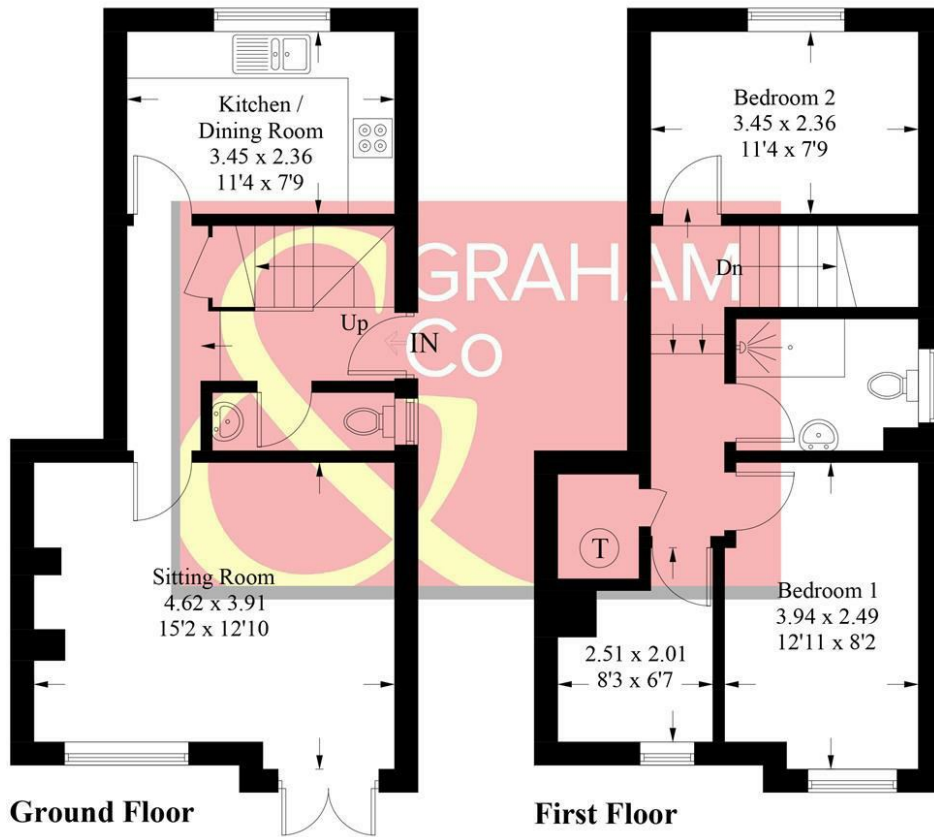


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 Street, RG28

Approximate Gross Internal Area = 73.1 sq m / 787 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 (ID1026223)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		85
(81-94) B		
(69-80) C		
(55-68) D	68	
(46-54) E		
(39-45) F		
(1-38) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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