



2 BURGAGE FIELD WHITCHURCH

£1,250 Per

Nestled in the charming area of Burgage Field, Whitchurch, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. This property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into the hallway, practical kitchen and living room. To the first floor there are two well-proportioned bedrooms and a family bathroom.

Pets Considered. Council Tax C.



Location

Nestled in the heart of the Hampshire countryside, Whitchurch is reputedly the smallest town in the County. This charming town has an excellent range of local shops and amenities which include a doctor's surgery, dentist and a bakery. Centred between Basingstoke, Winchester, Andover and Newbury it has convenient access to both M3 and M4 corridors and also benefits from a main line railway station with fast services to London Waterloo.

Kitchen

A variety of cupboards at base and eye level with roll edged work tops, one and half stainless steel sink with drainer, fridge/freezer, integrated oven and hob.

Cloakroom

Window to front, wc, hand wash basin and radiator.

Lounge

Under stairs storage, french doors leading to garden and stairs leading to first floor.

Bedroom

Two windows and radiator.

Bathroom

Partly tiled, 'P' shaped bath with shower, wc and hand wash basin.

Bedroom.

Fitted wardrobe and radiator

Garden

Enclosed garden.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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