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Produced for Austin Hawk Ltd

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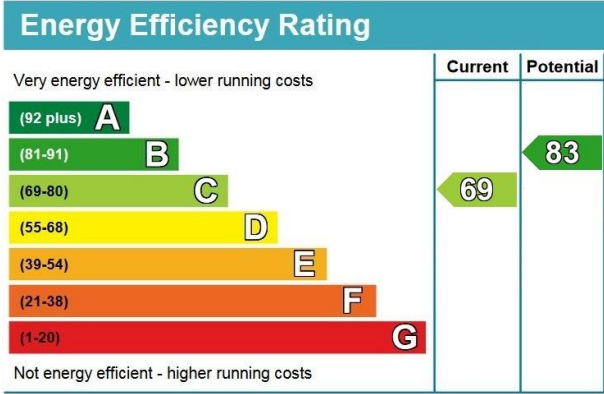
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ESTATE AGENTS



Station Road, Whitchurch

Guide Price £349,950 Freehold



- No Onward Chain
 - Entrance Porch
 - Two Reception Rooms
 - Utility Room & Cloakroom
 - Family Bathroom
- Scope for Modernisation
 - Hallway
 - Kitchen
 - Three Bedrooms
 - Proximity to Mainline Railway Station

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Available to the property market with No Onward Chain, this three-bedroomed, semi-detached house sits within a good-sized, wrap-around plot and benefits from proximity to Whitchurch's mainline railway station. The property does offer scope for modernisation and possible reconfiguration, with the current accommodation comprising an entrance porch leading into a hallway, two reception rooms, a kitchen and an adjoining utility room, a cloakroom, three bedrooms and a family bathroom. The wrap-around garden is mainly laid to lawn with access to an integral shed/workshop located at the side of the property. Viewing is highly recommended to fully appreciate the potential that this property has to offer.

Situated on the River Test on the southern edge of the North Wessex Downs National Landscape, Whitchurch, itself a designated conservation area, offers a range of local shopping facilities, a church, public houses, eateries and fast food outlets, well regarded primary and secondary schools, a GP Surgery, a mainline railway station as well as the famous Silk Mill. The world renowned Bombay Sapphire distillery, occupying the site of the original Portals paper mill is just a couple of miles upstream along the River Test in neighbouring Laverstoke. Whitchurch offers excellent road and rail links with regular direct rail services to Basingstoke, London's Waterloo and the West Country. Whitchurch is a pivotal part of North Hampshire's communications network with access to the A34, A303 and M3 enabling rapid access to The Midlands, the South Coast, Central London and international airports.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

