GRAHAM & Co

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5 Lapine Gardens, Whitchurch, RG28 7GA

Price Guide £400,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a favoured location with open views to front, Graham & Co are delighted to bring to the market this stylish modern semi-detached family home. The property is presented in excellent order and benefits from an entrance hall with cloakroom, sitting room with views to front, open plan fitted kitchen with dining area and double doors leading to the garden. To the first floor there are three bedrooms with the master having en-suite and a seperate family bathroom, gas central heating and double glazing. Outside there are two parking spaces to the front with the rear garden comprising pation and lawn, all enclosed.



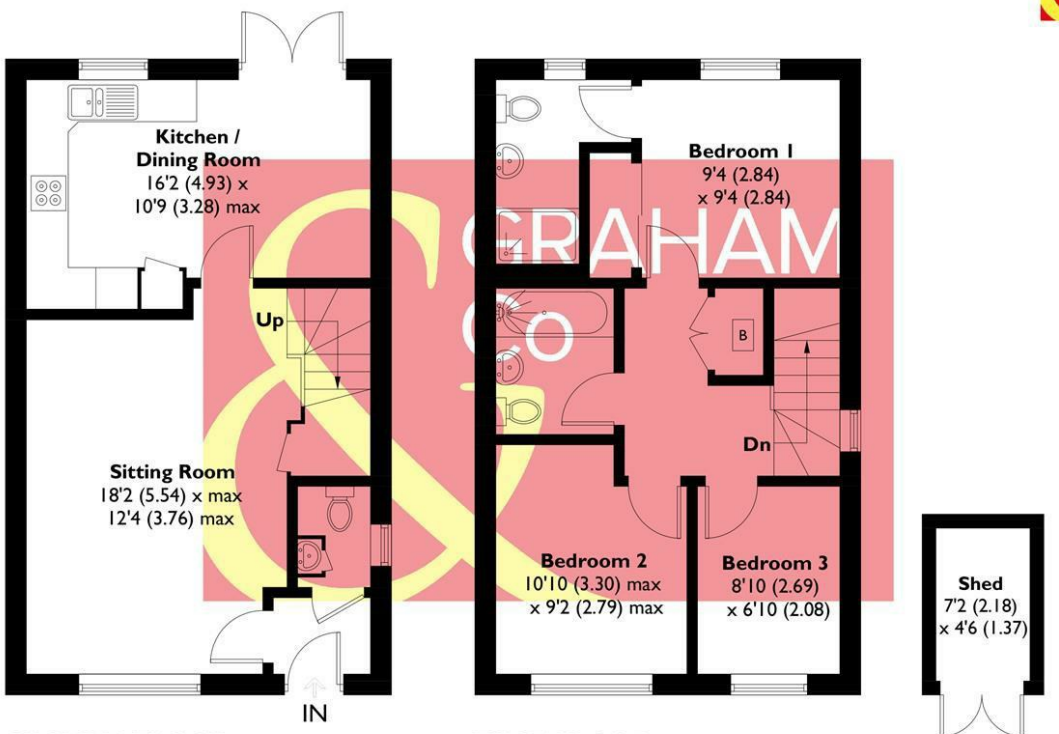




Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



APPROXIMATE GROSS INTERNAL AREA = 915 SQ FT / 85 SQ M
SHED = 32 SQ FT / 3.0 SQ M
TOTAL = 947 SQ FT / 88 SQ M



GROUND FLOOR
460 SQ FT / 42.7 SQ M

FIRST FLOOR
455 SQ FT / 42.3 SQ M

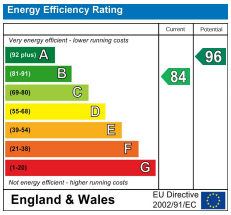
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1321143)
Produced for Graham & Co

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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.