



2 Bere Hill, Whitchurch, RG28 7EN  
Guide Price £375,000

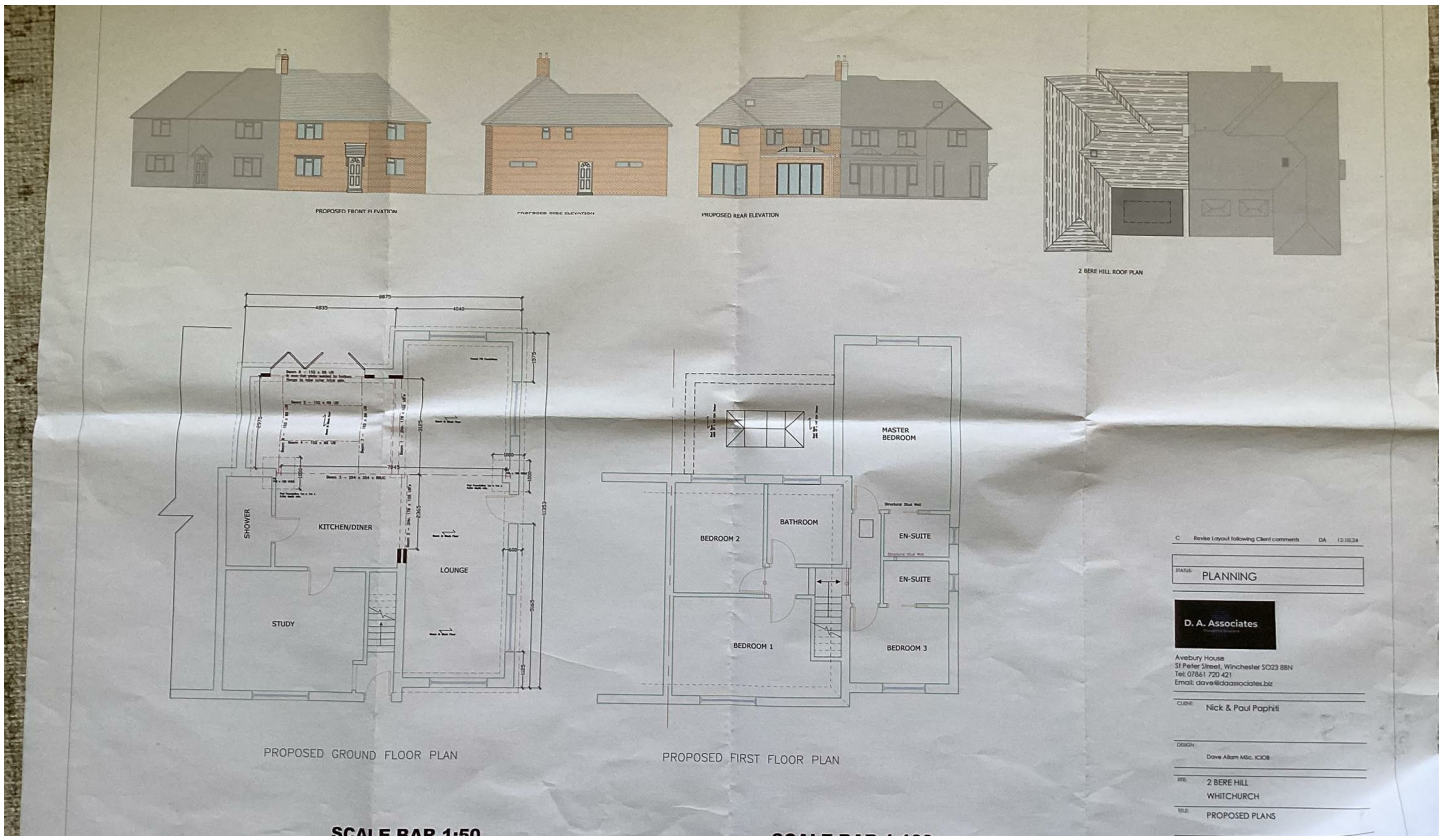


## 2 Bere Hill, Whitchurch, Guide Price £375,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

A recently renovated three-bedroom semi-detached home located at Bere Hill, Whitchurch offered for sale with no onward chain. Spanning 807 square feet. Just a short walk from Whitchurch train station makes this home ideal for a commuter. The accommodation comprises an entrance in to the living room, fitted kitchen, downstairs cloakroom and a newly fitted shower room. Upstairs there are three great sized rooms with two benefitting from fitted wardrobes. The rear garden is an impressive size ideal for a family with a front garden and driveway parking. Furthermore, the property comes with planning permission for a double-storey extension, allowing you to transform it into a four-bedroom home with two ensembles, should you wish to expand.



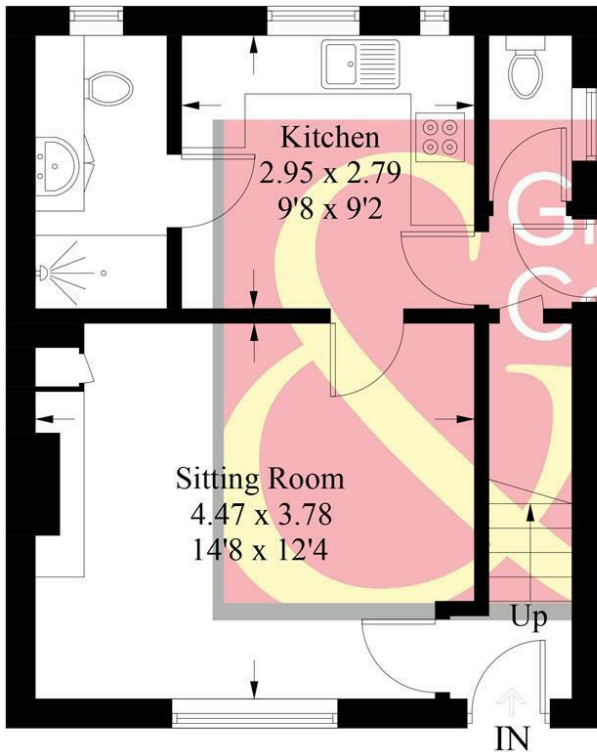


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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

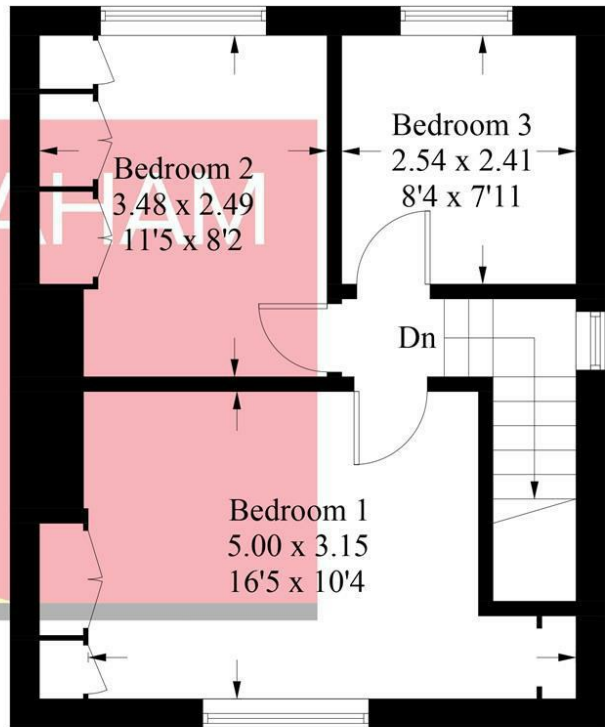


## Bere Hill, RG28

Approximate Gross Internal Area = 75.0 sq m / 807 sq ft



**Ground Floor**



**First Floor**

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 (ID1053807)

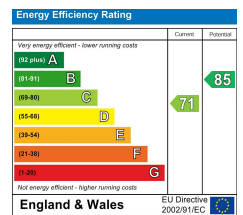
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.