

Selbon
Simply Different

Hook Road, North Warnborough, Hook,
Hampshire, RG29 1ER

Offers over £235,000 Freehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Scope to Convert The Loft Space STPP
- Spacious Rear Garden
- Ideal First Time Buy or Investment Property
- Close Proximity Of Basingstoke Canal
- Sought After Location
- Parking Space Available
- A Wealth of Charm and Character
- Close Proximity of Odiham High Street
- Close Proximity of Local Schools



Selbon Estate Agents are delighted to offer to the market this charming one-bedroom cottage which is situated within the sought-after village of North Warnborough. Benefits to this property include a spacious rear garden, exposed beans, a refitted bathroom, scope to convert the loft space and no onward chain.

Accommodation comprises of the charming light and airy living room which offers a beautiful, exposed brick fireplace and direct access to the kitchen. The kitchen has been finished to a high standard and offers a range of appliances, worktops and plenty of storage. The ground floor accommodation is finished with understairs storage and access from the kitchen into the rear garden.

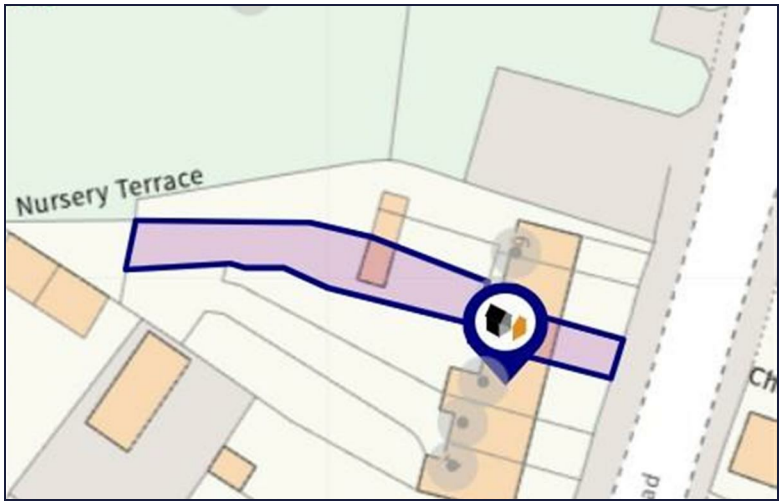
On the first floor the generous bedroom offers exposed beams and views over the front garden area. The refitted bathroom has been finished to a high standard and offers a toilet, sink and bath with shower overhead.

The loft space offers space to convert into an additional bedroom or hobby's room STPP. The 15ft room has been fully boarded and already has a window in place which makes the room light and airy.

The rear garden is enclosed and split into two areas. Outside the rear of the property, you have a patio and gravel area which are both ideal for alfresco dining. The second half of the garden has a generous lawn area and a mixture of flowers. Sitting in the middle of the garden the useful outbuilding can be found which offer storage and an outside toilet.

Please note in the rear garden, outside the back door a legal right of way is held for the neighbouring cottages to pass through for access to their gardens.

The current owner currently rents one parking space next to Nursery Terrace which can be transferred to the new owner. Extra spaces can be allocated from local landowners if needed and please contact the agent to discuss the monthly cost for the space.



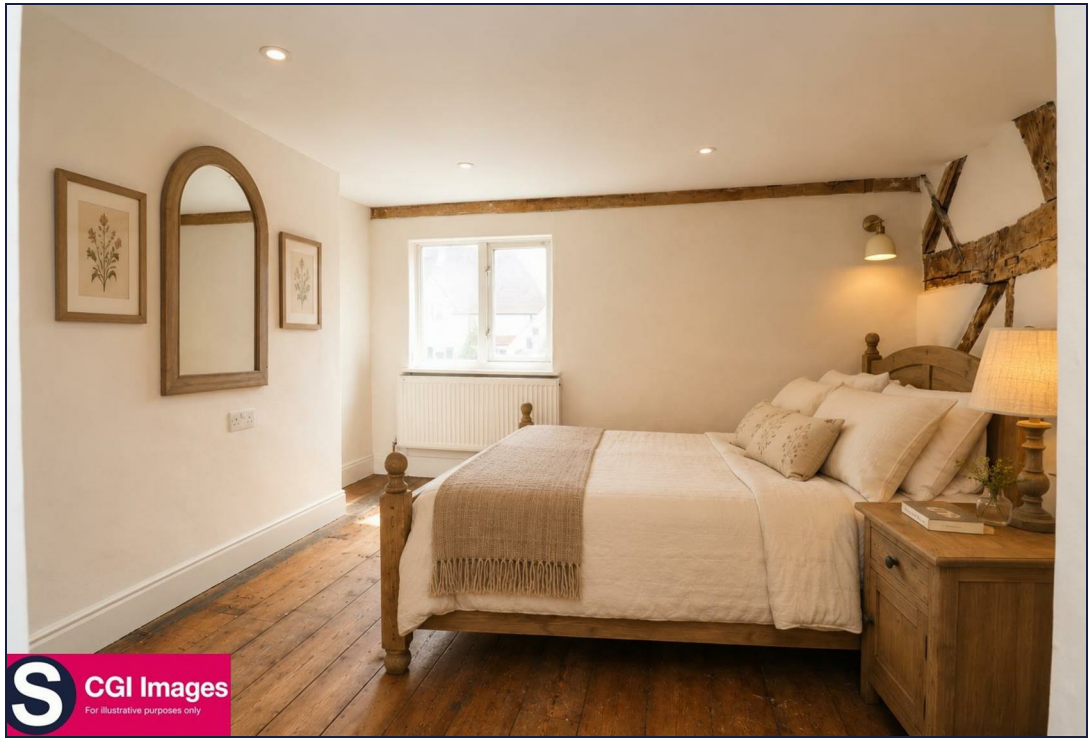



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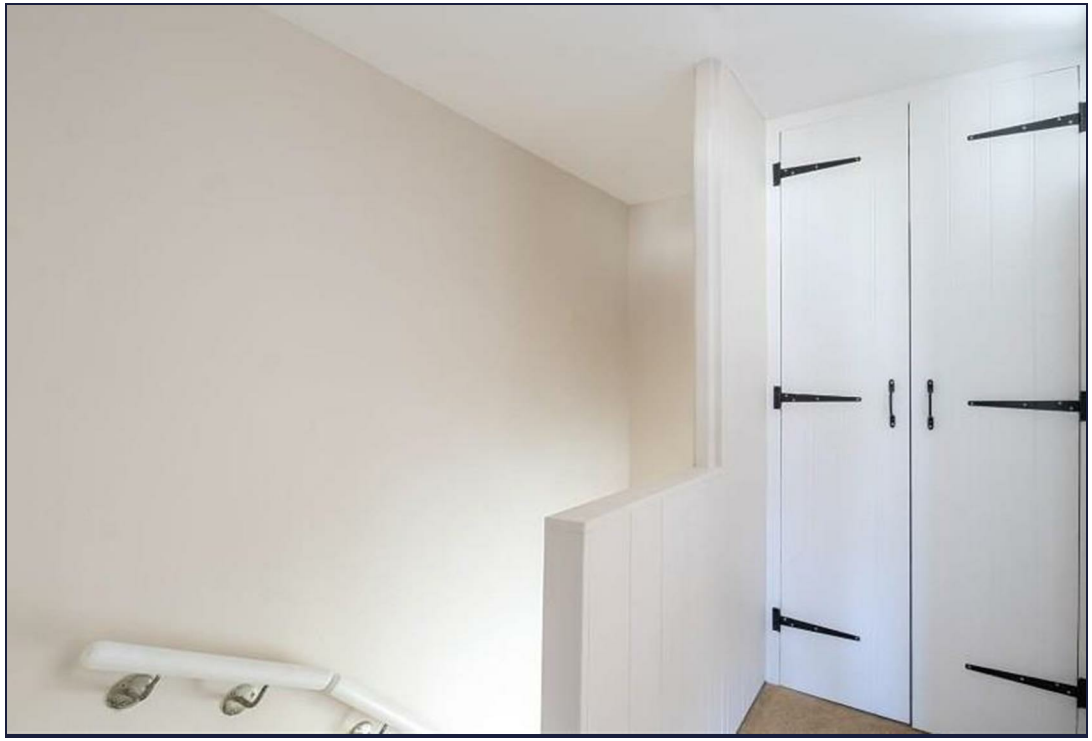




















Floor Plans

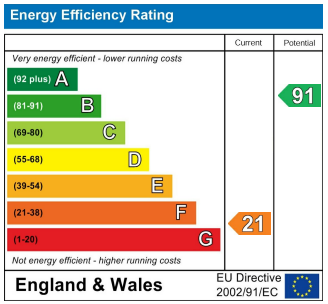


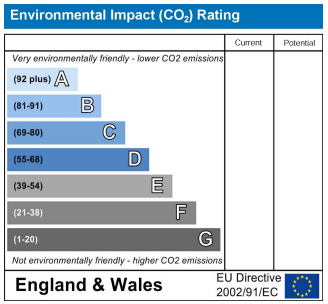
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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