



10 Marsden Court, Laverstoke, Whitchurch, RG28 7PH
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market the well cared for three bedroom family home in the tranquil and picturesque Hampshire village of Laverstoke. The accommodation comprises an entrance hall, cloakroom, kitchen and a lounge diner. Upstairs there are three bedrooms and a family bathroom. There is an enclosed low maintenance rear garden with rear gate access to the parking spaces.





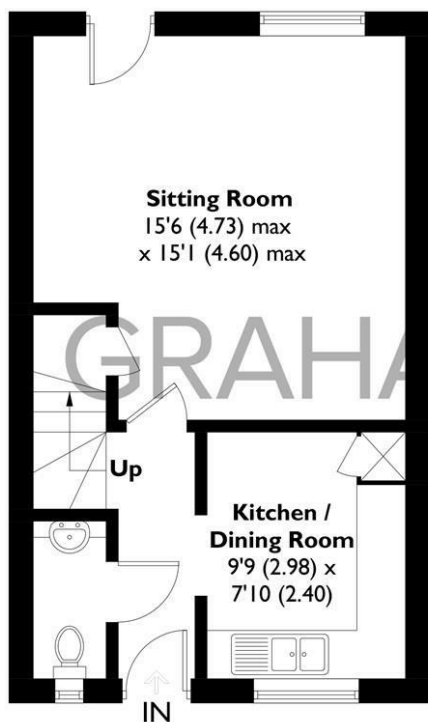
Laverstoke is a popular village surrounded by attractive, open countryside. The property enjoys a peaceful location within the village, close to the tennis club and opposite the Millennium Green. In the village is the Watership Down Public house and Bombay Sapphire Gin Distillery and a huge number of attractive walks and public footpaths around the River Test and Test Valley . Laverstoke is close to the popular market town of Overton, which provides an excellent range of local amenities and a mainline railway station to London Waterloo.



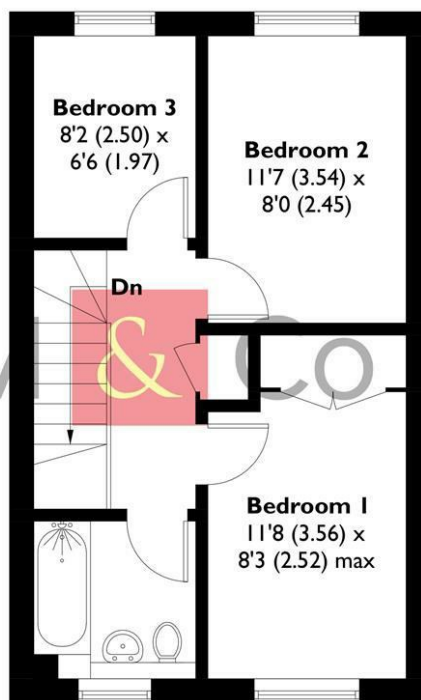


APPROXIMATE GROSS INTERNAL AREA = 790 SQ FT / 73.4 SQ M

GRAHAM & Co



GROUND FLOOR
396 SQ FT / 36.8 SQ M



FIRST FLOOR
394 SQ FT / 36.6 SQ M

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 (ID1332967)

Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.