



**Because property is personal with...**

**Wigmore Road, Tadley**

**Belvoir**

**Guide price £350,000**



## Key Features

- Three bedroom semi-detached house
- No onward chain
- Refurbishment project
- Generous garden
- Convenient access to local amenities
- Converted side store
- EPC rating TBC
- Freehold





Situated on a generous plot, this three-bedroom ex-MOD semi-detached home presents an excellent opportunity for buyers seeking a property with significant potential for improvement and personalisation. This property would now benefit from refurbishment and modernisation throughout, making it an ideal project for those looking to create a home tailored to their own tastes and requirements.

The accommodation is well-proportioned and comprises an entrance hallway leading through to the kitchen, with a separate dining room located off the kitchen. Positioned to the front of the home is the main living room, offering a practical and versatile reception space.

To the first floor are two generous double bedrooms, a further single bedroom, a separate WC and a family bathroom.

Externally, the property occupies a particularly attractive plot with a substantial rear garden, predominantly laid to lawn and offering excellent outdoor space for families and keen gardeners alike. Side access leads through to an additional covered area and converted storeroom, providing useful ancillary storage space.

To the front, there is currently no formal driveway; however, neighbouring properties demonstrate the potential to create off-road parking, subject to any necessary consents.

Properties offering this combination of plot size, potential and value are becoming

increasingly difficult to find. This home represents a fantastic opportunity for first-time buyers, investors or those looking to undertake a refurbishment project in a well-established residential location.

### **Location**

Wigmore Road is a well-established residential address, popular with families and commuters alike. The property benefits from convenient access to local amenities, schools, transport links and open green spaces, whilst remaining within easy reach of the surrounding towns and villages. The area continues to prove popular with buyers seeking a balance between practical day-to-day convenience and community living.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Rowberry Morris Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure







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