



## 6 BELL STREET WHITCHURCH

£1,250 Per

Locations don't get more convenient than this! Situated in the heart of Whitchurch and being only a few yards away from an excellent array of local shops and facilities is this spacious two bedroom home. Accommodation comprises; two reception rooms, cloakroom, kitchen, two double bedrooms and a four piece bathroom suite. Other features include double glazing throughout and off road parking. Council tax band C. Pets considered.



## Whitchurch

Nestled in the heart of the Hampshire countryside, Whitchurch is reputedly the smallest town in the County. This charming town has an excellent range of local shops and amenities which include a doctor's surgery, dentist and a bakery. Centred between Basingstoke, Winchester, Andover and Newbury it has convenient access to both M3 and M4 corridors and also benefits from a main line railway station with fast services to London Waterloo.

## Entrance Porch

Part obscured double glazed front door to:

## Living Room

Double glazed sash windows to front aspect, understairs storage cupboard, stairs to first floor and radiator.

## Inner Hallway

Door to storage cupboard housing combi boiler.

## Dining Room

Double glazed sash window to front aspect and radiator.

## Kitchen

Double glazed window to rear of property, base and eye level units with contrasting rolled edge work surfaces and tiled splashbacks, inset stainless steel sink unit with mixer tap and drainer, built-in oven, inset hob with extractor fan over, space for washing machine and fridge/freezer.

## Rear Hallway

Door to cloakroom and double glazed door to rear and radiator.

## Cloakroom

Obscure double glazed window to rear, low level WC, hand wash basin, shelf and extractor fan.



## First Floor

### Landing

Velux window over stairwell, doors to all bedrooms, radiator, access to loft and additional door to storage cupboard incorporating double glazed obscure window.

### Bedroom Two

Double glazed window to front and radiator.

### Bedroom One

Double glazed bay window to front and radiator.

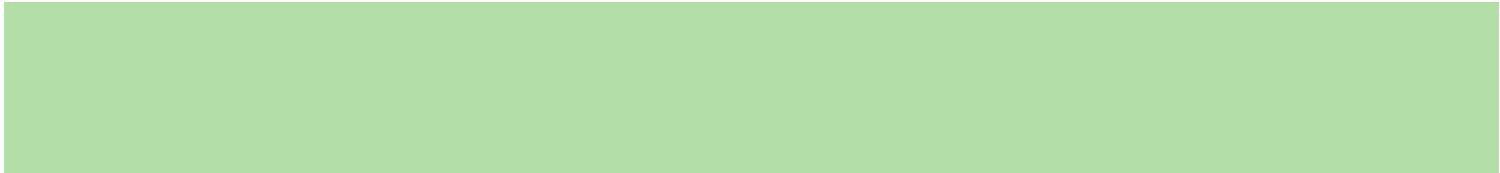
### Bathroom

Obscured double glazed window to rear, four piece white suite comprising pedestal hand wash basin, panel enclosed bath with twin taps, low level WC, tiled splashback, heated towel rail, fitted corner shower unit with tiled walls and extractor.

### Outside

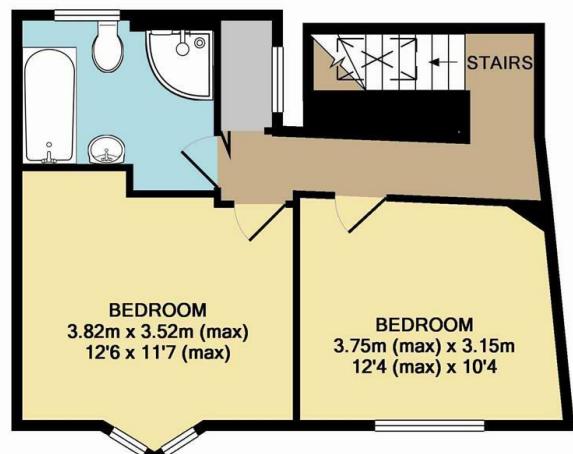
Courtyard garden laid to lawn with driveway parking for one vehicle.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   |         | 69        |
| (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                     |         |           |

**EPC Rating: C      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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