



Hook Road, North Warnborough

McCarthy
Holden

Guide Price £315,000



4 Nursery Terrace Hook Road

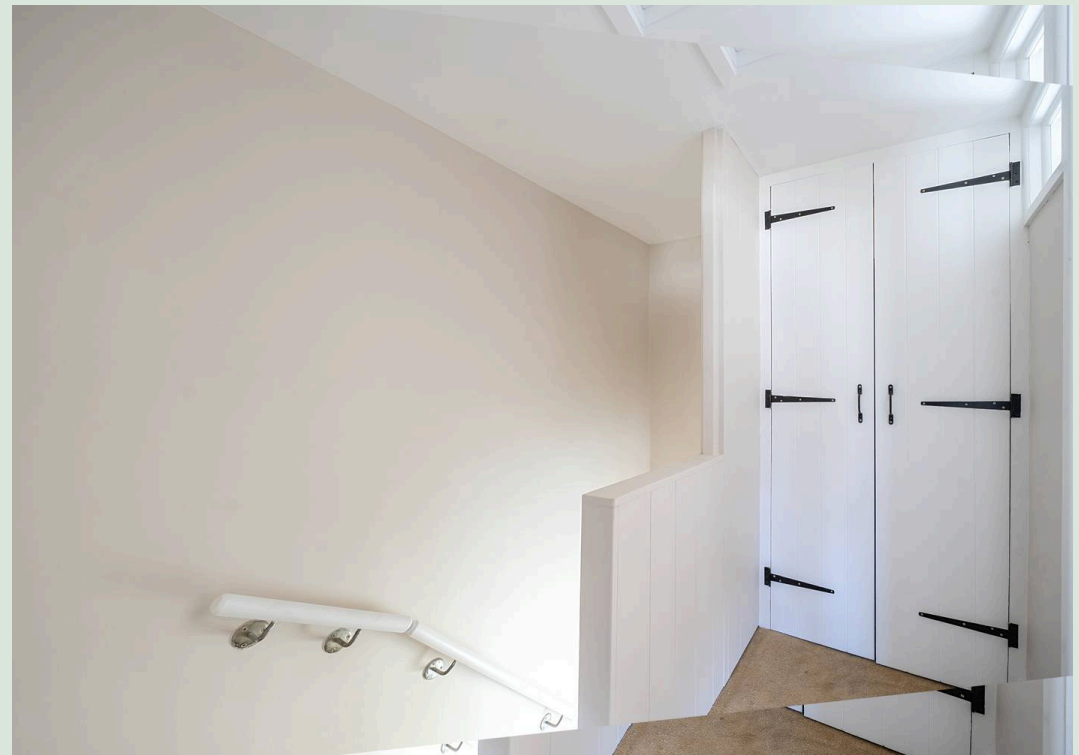
North Warnborough,

Council Tax band: C

Tenure: Freehold

- Character Cottage in Village Location
- Living/Dining Room
- Kitchen
- Bathroom
- Garden
- Rental Parking Space
- No Onward Chain
- Potential To Convert The Loft Space





This character cottage offering a wealth of charm with exposed beams, quarry floor tiles and feature fire place, is situated in the desirable village of North Warnborough. The property has been updated by the current owners.

Ground Floor

The cosy living/dining room with feature brick fire place leads through into the fitted kitchen which has been sympathetically modernised by the current owners. A door leads from the kitchen out to the rear garden.

First Floor

On the first floor is a charming good-sized main bedroom and fitted family bathroom suite with over-bath shower. There is an opportunity to convert the existing loft space with window, subject to planning permission.

Outside

To the rear is an extensive enclosed garden mainly laid to lawn with gravel area and useful outbuilding. There is also a patio area directly to the rear of the cottage making it a place to sit and enjoy the sunshine.

To the front of the property is an enclosed garden with pathway to the front door.

The current owners rent one parking space which we have been advised can be transferred to the new owner(s).



Hook Road, North Warnborough, Hook, RG29

Approximate Area = 588 sq ft / 54.6 sq m

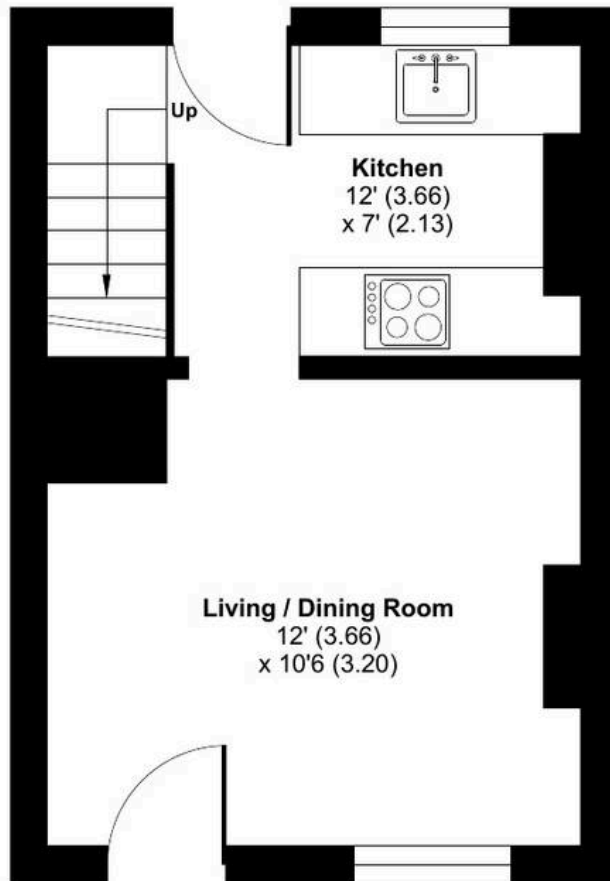
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 612 sq ft / 56.8 sq m

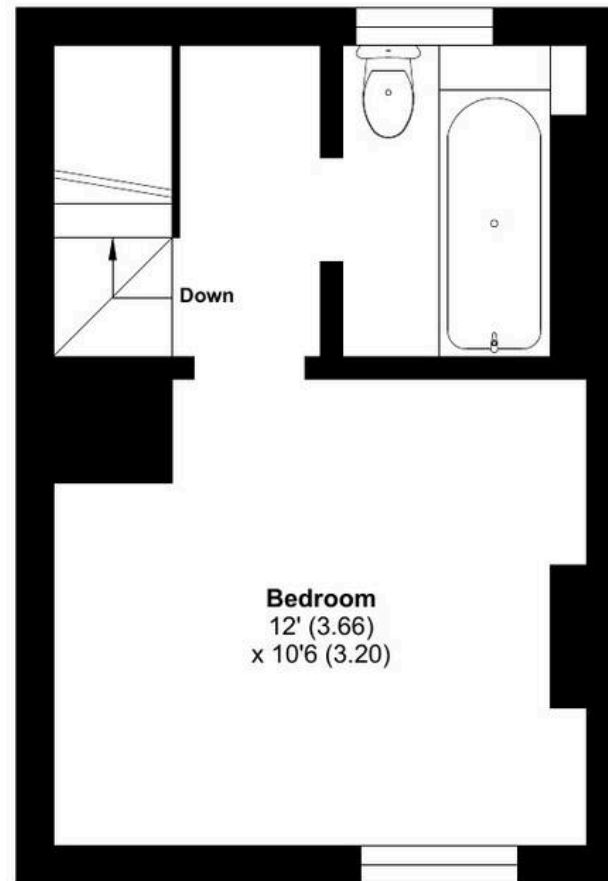
For identification only - Not to scale



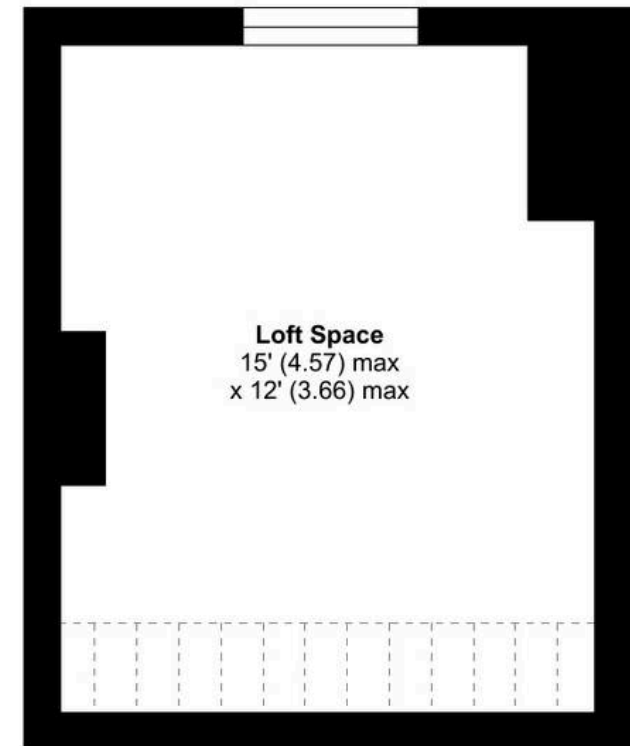
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for McCarthy Holden. REF: 1201966





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