



62 Winchester Road, Whitchurch, RG28 7HP
Guide Price £380,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on the charming Winchester Road in Whitchurch, this delightful three-bedroom end terrace house presents an excellent opportunity for both families and first-time buyers. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and social gatherings, creating a warm and welcoming atmosphere. Upstairs, you will find a conveniently located bathroom, serving the three comfortable bedrooms that offer a peaceful retreat at the end of the day.

One of the standout features of this home is the large rear garden, which extends to a picturesque river at the bottom. This outdoor space is ideal for children to play, gardening enthusiasts, or simply enjoying the tranquillity of nature. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs.

This end terrace house combines practicality with the charm of Whitchurch, making it a wonderful place to call home. With its spacious layout and beautiful outdoor area, this property is not to be missed. Arrange a viewing today to fully appreciate all that it has to offer.



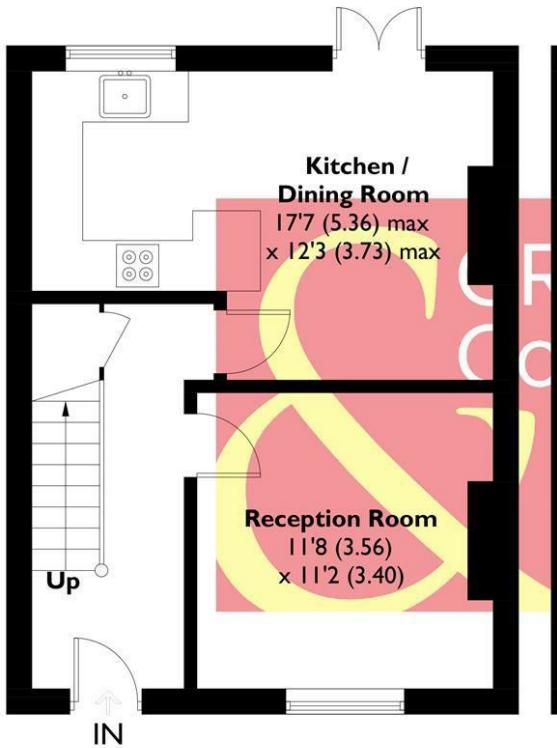


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.

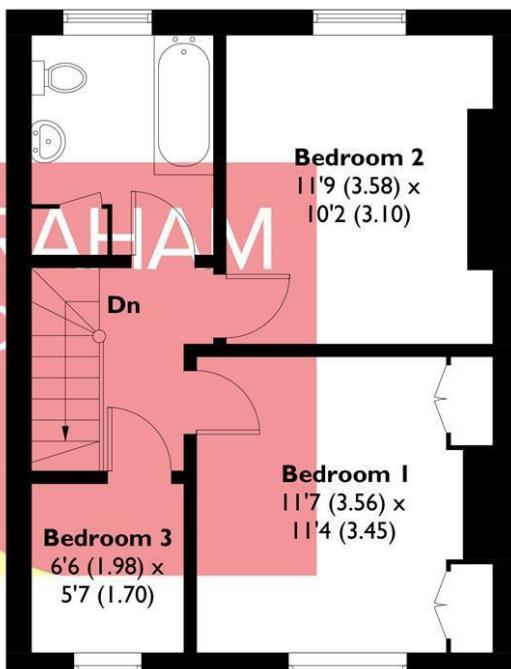




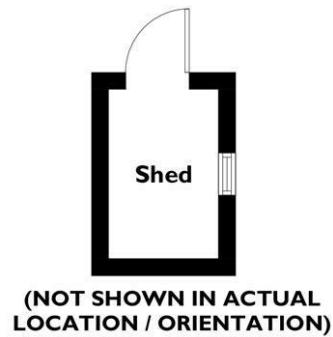
APPROXIMATE GROSS INTERNAL AREA = 860 SQ FT / 79.9 SQ M
(EXCLUDING SHED)



GROUND FLOOR
432 SQ FT / 40.1 SQ M



FIRST FLOOR
428 SQ FT / 39.8 SQ M



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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 (ID1261542)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	63
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.