



Connells

Mann Close
Whitchurch

Mann Close Whitchurch RG28 7LB

for sale
£325,000



Property Description

Situated in the highly desirable market town of Whitchurch, this well-presented three-bedroom mid-terraced home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, and those looking to work from home.

The ground floor features a welcoming entrance hall with a convenient cloakroom/WC, leading through to a generous lounge/diner that provides an excellent space for both relaxing and entertaining. To the rear of the property is a modern fitted kitchen with direct access to the garden.

A standout feature of the home is the detached outbuilding, complete with power and lighting, creating the perfect home office, studio, gym, or hobby room.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable accommodation for the whole family.

Ideally located within easy reach of Whitchurch's range of local amenities, including independent shops, cafes, pubs, and a mainline railway station offering

services to London Waterloo, the property is also well placed for popular local schooling. Both Whitchurch Church of England Primary School and Testbourne Community School are conveniently nearby, making this an excellent choice for families.

Living Room

Double glazed window to front, double glazed window to rear.

Kitchen

Double glazed window to rear, integrated fridge-freezer

Bedroom 1

Double glazed window to front

Bedroom 2

Double glazed window to rear

Bedroom 3

Double glazed window to front

W/C

Frosted double glazed window to front, low level w/c, pedestal hand wash basin

Bathroom

Frosted double glazed window to rear, enclosed panel bath, low level w/c, pedestal hand wash basin

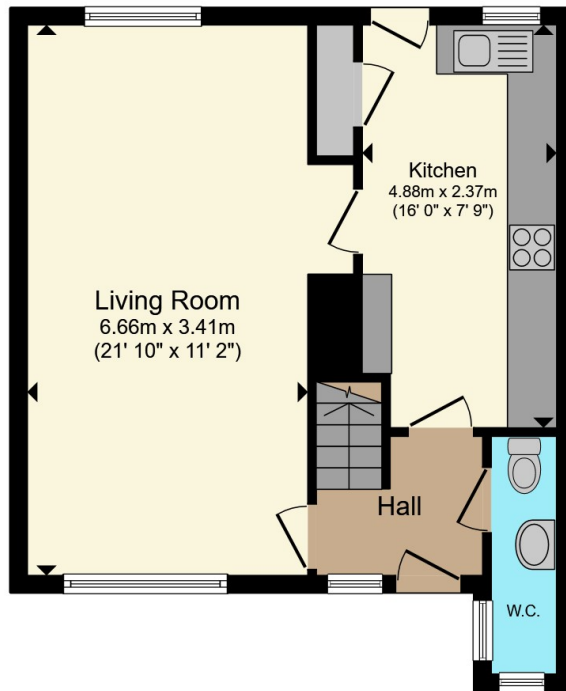
Agents Note

Please note than an Aml fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor

Total floor area 87.5 m² (942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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