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**1 Beech Close, Overton, RG25 3JN**  
**Guide Price £440,000**





## 1 Beech Close, Overton, Guide Price £440,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after Town of Overton, Graham & Co are delighted to bring to the market this detached bungalow which requires some upgrading. The property itself has been extended and benefits from an entrance hall with cloakroom, living room leading to a separate dining room/sun room, kitchen. There are two double bedrooms and bathroom. Outside a driveway leads to the large garage with the rear garden enclosed by hedging, lawn and flower beds. NO CHAIN







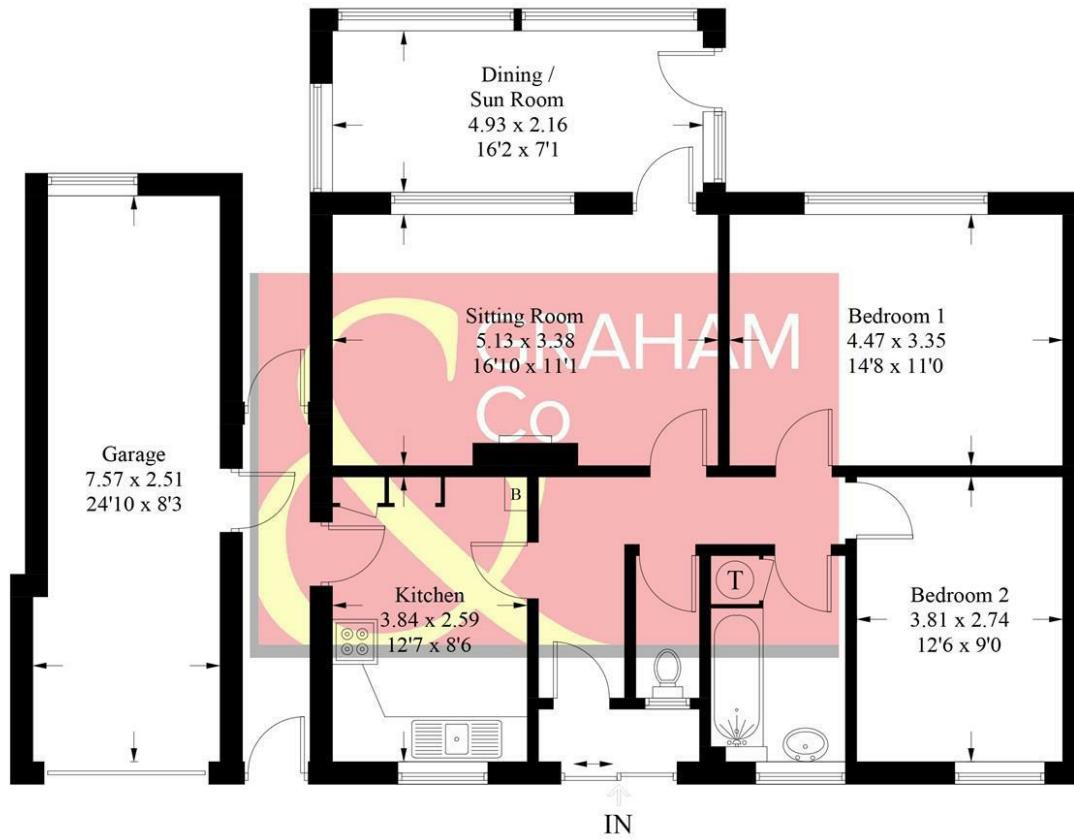
Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and (near the house) a main line railway station with service to London (Waterloo). Basingstoke and Andover are about 8 miles with a wider range of shopping and recreational facilities, the latter having two sports centres, two multiplex cinemas, museums, an ice rink and ten pin bowling etc. The M3 motorway can be accessed at junctions 6 and 7, whilst the A303 and A34 main roads are accessible.





## Beech Close, RG25

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft  
(Including Garage)

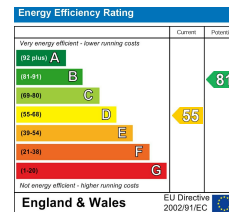


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID804056)

### DIRECTIONS

Proceed from Whitchurch on the B3400 on entering Overton take the turning left into Kingsclere Road, take the turning right onto Hilltop Road then right onto Copse Road and a left in to Elm Road.



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.