



27 Test Road, Whitchurch, RG28 7LP  
Asking Price £375,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated on the desirable Test Road in Whitchurch, this attractive terraced home combines character features with practical living space and is available with no onward chain, ensuring a straightforward purchase. The ground floor comprises a welcoming entrance leading into a bright sitting room with a bay window, allowing plenty of natural light and creating a comfortable living space. To the rear, a separate dining room provides an excellent area for entertaining and flows through into the modern galley-style kitchen, fitted with a range of units and worktops. The kitchen benefits from both side access and rear doors opening onto the garden, offering convenience and a great connection to outdoor space. Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom spanning the width of the house. A spacious and well-appointed bathroom completes the first floor, featuring a contemporary suite. Externally, the property enjoys a private rear garden, mainly laid to lawn with fencing to both sides and a pathway leading to a useful shed at the rear. To the front, there is a small enclosed garden setting the property back from the road. This home presents an excellent opportunity for buyers looking for a ready-to-move-into property in a popular and convenient location.



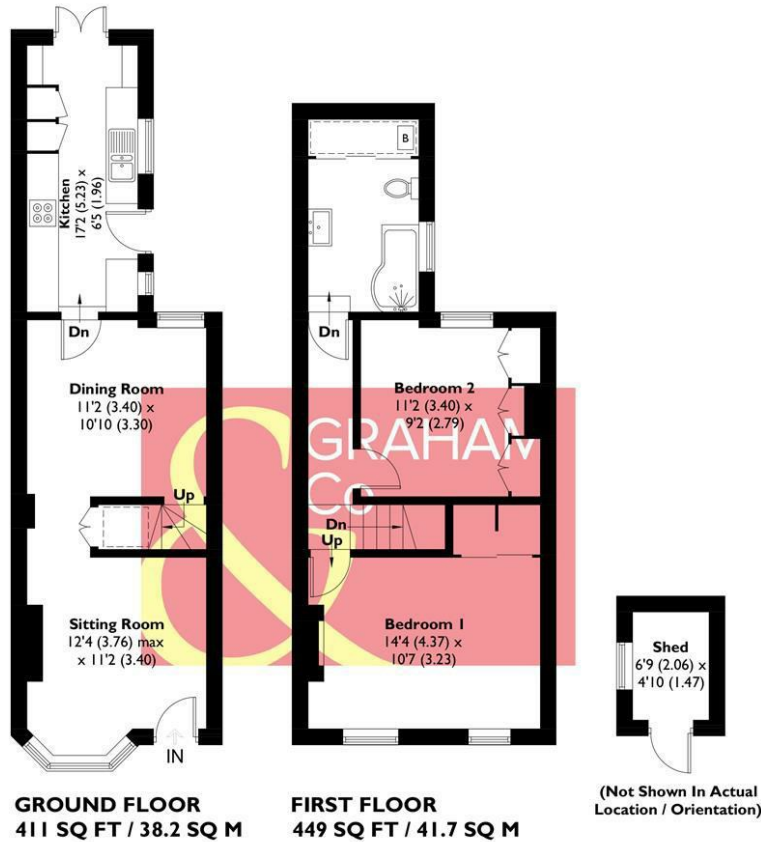


Test Road occupies a prime position central to Whitchurch town centre, offering easy access to shops, cafes, pubs, and local amenities. The area is well-served by excellent transport links, including Whitchurch railway station with direct connections to London Waterloo, Basingstoke, and Salisbury.





**APPROXIMATE GROSS INTERNAL AREA = 860 SQ FT / 79.9 SQ M**  
**SHED = 33 SQ FT / 3.1 SQ M**  
**TOTAL = 893 SQ FT / 83.0 SQ M**



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 (ID1297217)  
**Produced for Graham & Co**

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| Energy Efficiency Rating                    |             | Current                 | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | A (92 plus) |                         | 88        |
| B (81-91)                                   |             |                         |           |
| C (69-80)                                   |             |                         |           |
| D (55-68)                                   |             | 59                      |           |
| E (39-54)                                   |             |                         |           |
| F (21-38)                                   |             |                         |           |
| G (1-20)                                    |             |                         |           |
| Not energy efficient - higher running costs |             |                         |           |
| England & Wales                             |             | 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.

