



11 Micheldever Road, Whitchurch, RG28 7JD
Guide Price £265,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on the charming Micheldever Road in Whitchurch, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is both practical and functional, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs with ease.

The location of this home is particularly appealing, as Whitchurch is known for its friendly community and picturesque surroundings. Residents can enjoy the convenience of local amenities, including shops, schools, and parks, all within easy reach. The area also boasts excellent transport links, making it simple to explore the wider region or commute to nearby towns and cities.



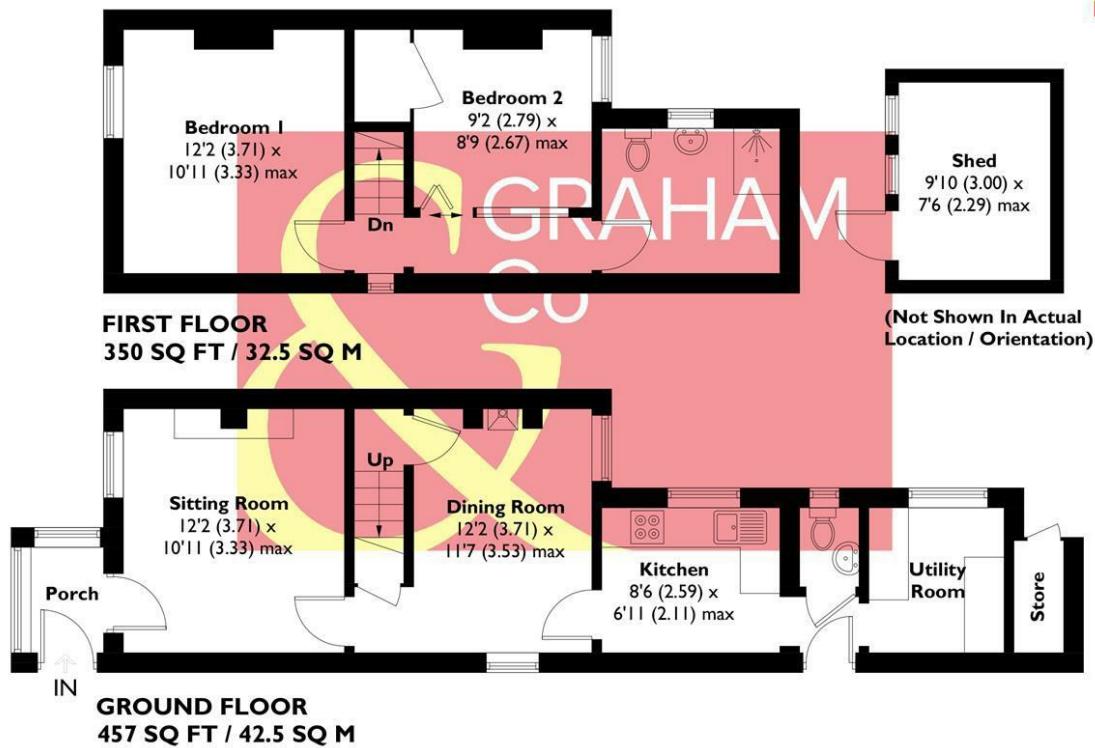


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an abundance of wildlife and local history. Whitchurch has a wide range of amenities, including; convenience stores, Post Office, bakery, coffee shop, many pubs and places to eat. The doctor's surgery, dental practice and veterinary clinic are all centrally located. Whitchurch boasts Good and Outstanding OFSTED-rated schools and nursery. There is a direct train line from Whitchurch station to London Waterloo, and also easy road links to the A34 and A303.





APPROXIMATE GROSS INTERNAL AREA = 807 SQ FT / 75.0 SQ M
 SHED / STORE = 88 SQ FT / 8.2 SQ M
 TOTAL = 895 SQ FT / 83.2 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 (ID1245037)

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Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E	68	
(21-38)	F		
(1-20)	G	51	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Tax Band: G



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