



58 Winchester Road, Whitechurch, RG28 7HP
Asking Price £399,950



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PROPERTY DESCRIPTION BY Mr Nick King

Situated in the heart of Whitchurch, this three bedroom semi detached home is offered to the market for the first time in 50 years.

The accommodation comprises of; entrance hallway, living/dining room with French doors to the west facing garden, kitchen and conservatory.

To the first floor there are three bedrooms and a family bathroom,

The garden overlooks a brook at the bottom of the garden and benefits from side access.

There is off street parking for one vehicle with further parking available on street.





Whitchurch

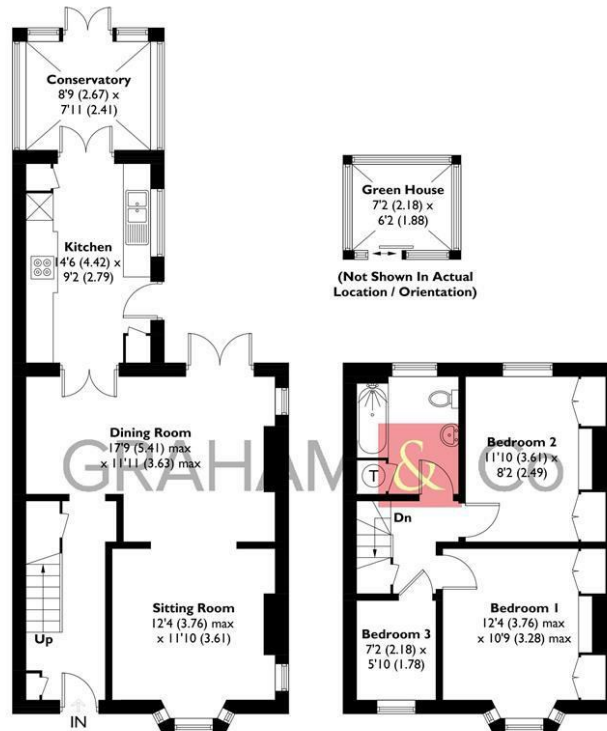
Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 = 1082 SQ FT / 100.6 SQ M
GREEN HOUSE = 45 SQ FT / 4.2 SQ M
TOTAL = 1127 SQ FT / 104.8 SQ M

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GROUND FLOOR
654 SQ FT / 60.8 SQ M

FIRST FLOOR
428 SQ FT / 39.8 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 (ID1335619)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(15-28) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

Tax Band: D



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