



4 Belgrave Cottages Newbury Street, Whitchurch, RG28  
7DR  
Guide Price £249,950



## 4 Belgrave Cottages Newbury Street, Whitchurch, Guide Price £249,950

### PROPERTY DESCRIPTION BY Mr Ross Beeden

A character two bedroom end of terrace cottage situated in a quiet walkway which can be found close to the heart of Whitchurch offered for sale with an established forward chain. Beautifully renovated to a contemporary standard and comprises a useful porch with built in storage, a living room, a modern fitted kitchen, two bedrooms and a three piece suite bathroom. Outside there is a low maintenance courtyard garden.



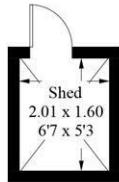


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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.

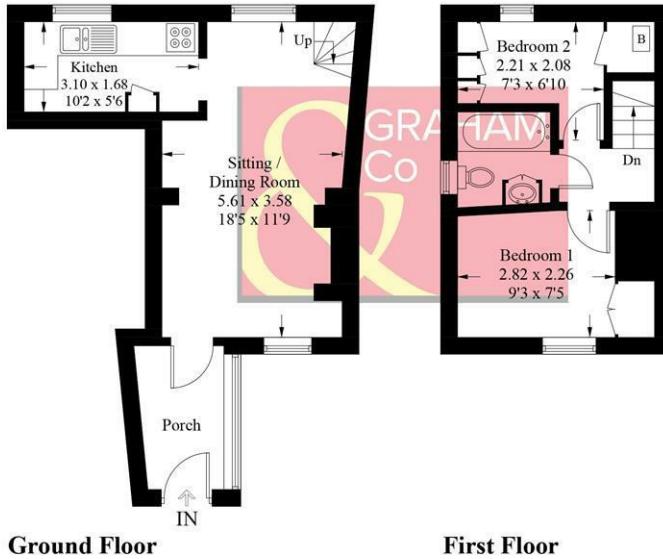


## Belgrave Cottages, RG28

Approximate Gross Internal Area = 45.9 sq m / 494 sq ft  
 Shed = 3.2 sq m / 34 sq ft  
 Total = 49.1 sq m / 528 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

### 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. © Enzo Marketing (ID1180274)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(58-68) D			61
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

EU Directive 2002/91/EC

Tax Band: B



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