

2 Brooks Close, Whitchurch, RG28 7JU  
Guide Price £350,000





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### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a three bedroom semi detached family home offer for sale with no onward chain and situated within a sought after residential area close to schools, play parks and local shops. The accommodation comprises of an entrance hall, lounge, kitchen/diner and a conservatory which then leads to the rear garden. Upstairs there are three bedrooms and a family bathroom. The rear garden is fence enclosed and mostly laid to lawn with a small patio area. There is also courtesy door to the garage and a driveway to the front.







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.



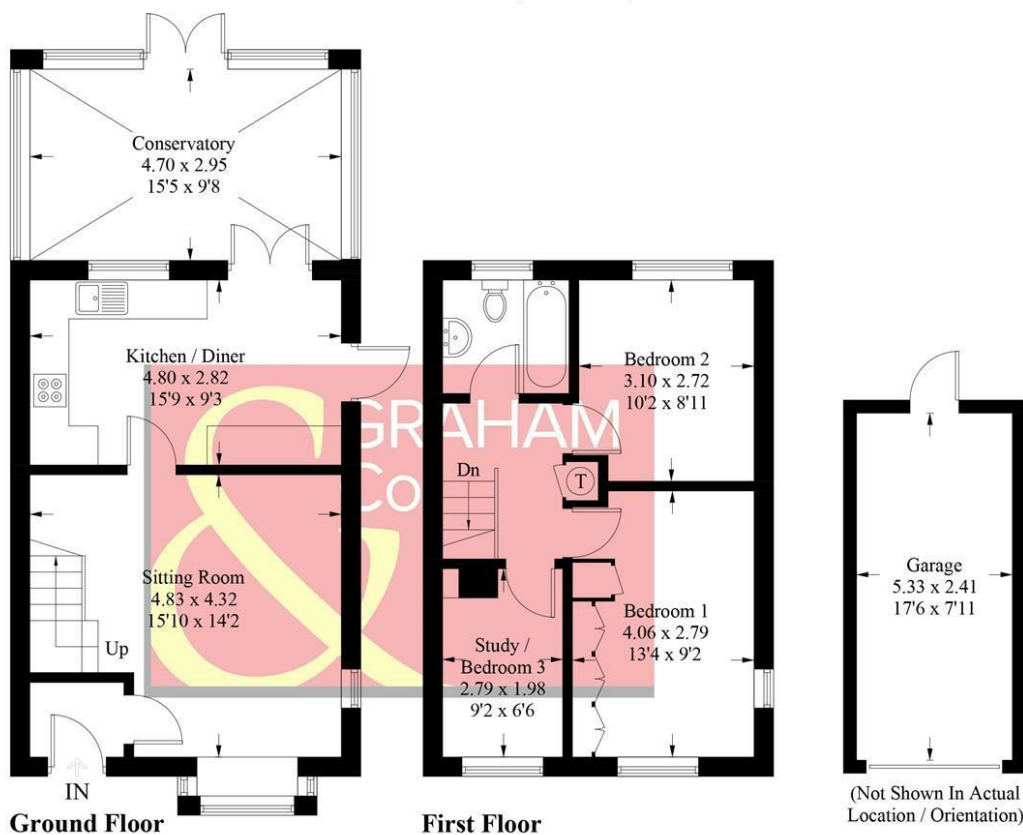


## Brooks Close, RG28

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

Garage = 12.8 sq m / 138 sq ft

Total = 99.4 sq m / 1070 sq ft



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 (ID863221)

### DIRECTIONS

From our office in Winchester Street follow the road past The Silk Mill. Turn left onto Micheldever Road. Follow the road until you reach The Knowlings on your left. Turn into the knowlings and follow the road around to the left. Turn right onto Rampton Road and take an immediate right on to Neuvic Way. Carry on until you reach Brooks Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 kWh/m <sup>2</sup> A		
81 kWh/m <sup>2</sup> B		
69 kWh/m <sup>2</sup> C		
55 kWh/m <sup>2</sup> D		
43 kWh/m <sup>2</sup> E		
31 kWh/m <sup>2</sup> F		
21 kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tax Band: D



OPEN 7 DAYS

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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.