



6 Cherry Orchard, Whitchurch, RG28 7HS
Asking Price £320,000



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PROPERTY DESCRIPTION BY Mr Nick King

This modern three bedroom end of terrace home is presented in excellent order throughout. The accommodation comprises of; entrance hall, living/dining room, kitchen, cloakroom, master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside there is a garden predominantly laid to lawn, and parking for two vehicles.





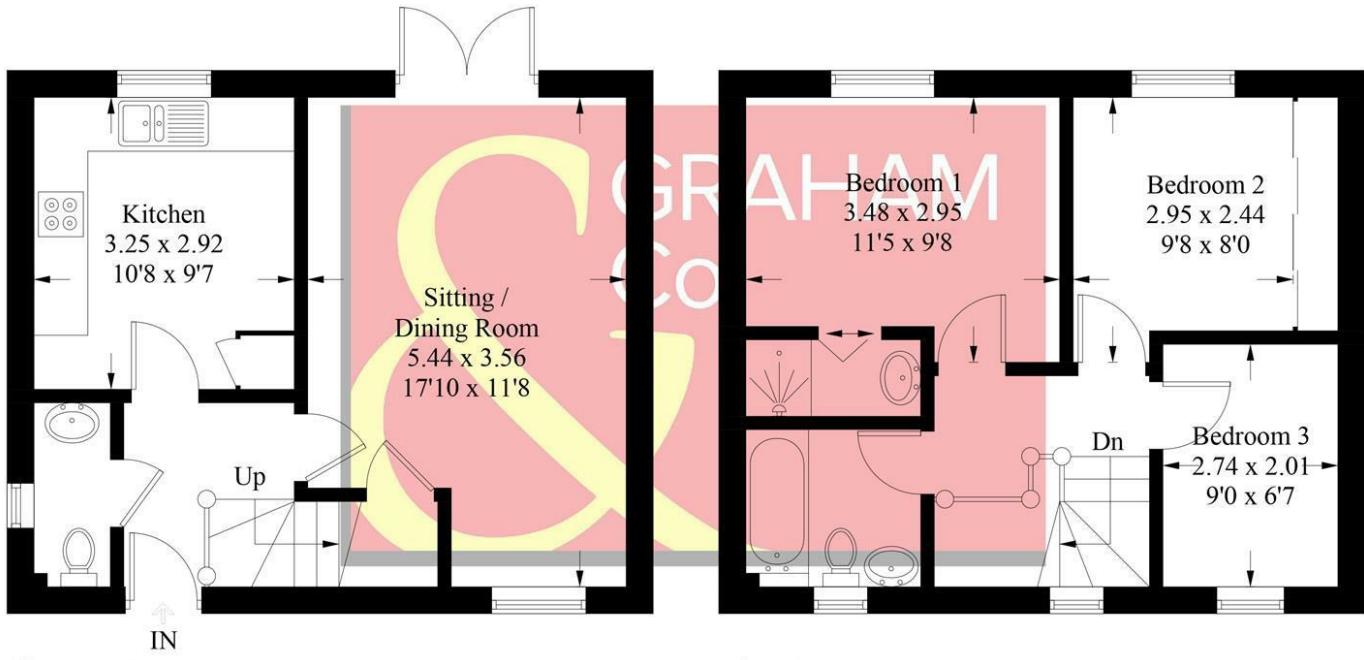
Whitchurch

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.



Cherry Orchard, RG28

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



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. © Emzo Marketing (ID807874)

DIRECTIONS

Proceed from the Centre of Whitchurch along Winchester Street, and take a left into Micheldever Road. Follow the road up the hill past the school and take your second right into Cherry Orchard. Number six will be on your left-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		89
(03-07)	B		76
(08-09)	C		
(10-14)	D		
(15-19)	E		
(20-24)	F		
(25-30)	G		
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.