



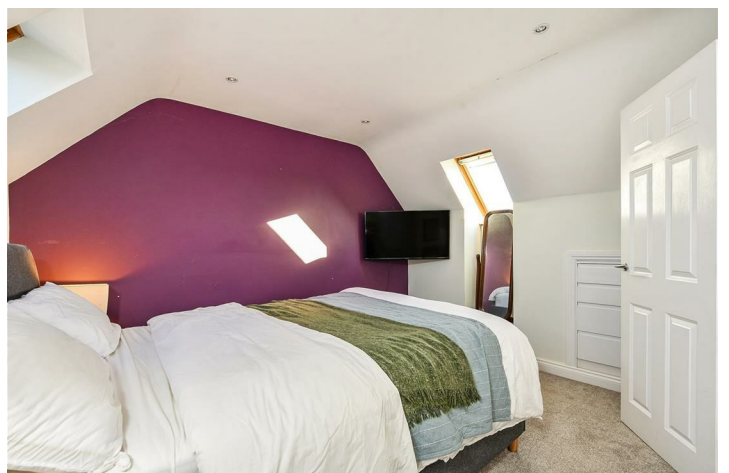
39 Park View, Whitchurch, RG28 7FE  
Guide Price £335,000



## 39 Park View, Whitchurch, Guide Price £335,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a three bedroom family home situated within a popular development within the tranquil Whitchurch Town. The accommodation is set over three floors and comprises a cloakroom, kitchen, lounge diner and a conservatory. The first floor is home to a bedroom with a ensuite bathroom, a second bedroom and a shower room. Upstairs there is another double bedroom. Outside, there is a fence enclosed rear garden with a large shed (light and power) and an allocated parking space to the rear.



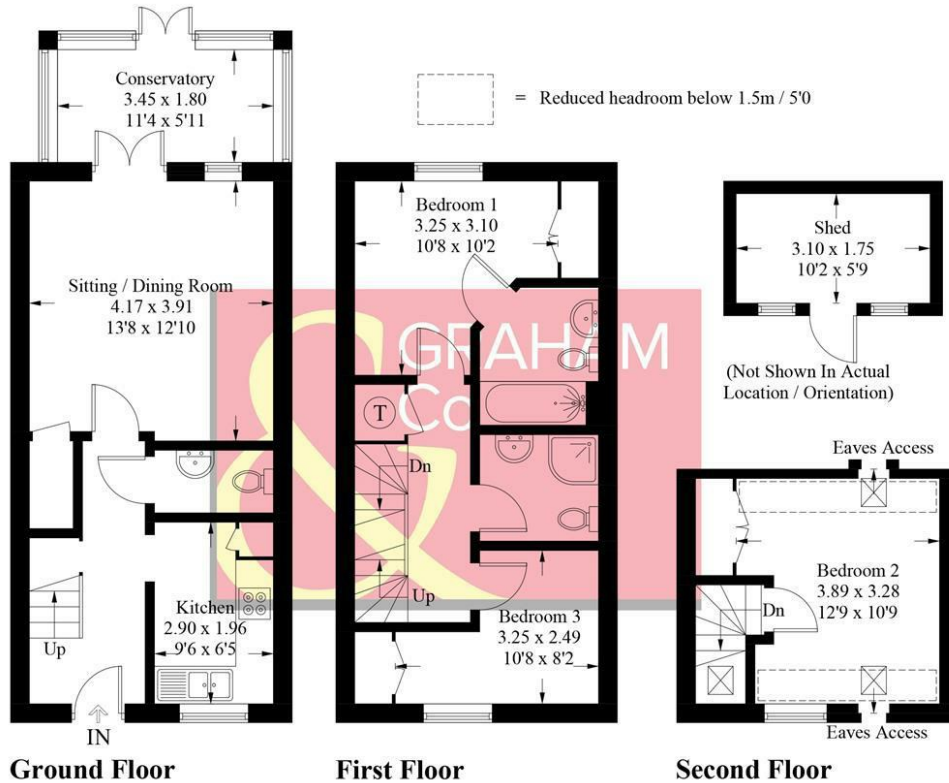


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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



## Park View, RG28

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft  
Shed = 5.4 sq m / 58 sq ft  
Total = 92.2 sq m / 992 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 (ID1175691)

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (95-100) <b>A</b>                           |         | 90        |
| (81-94) <b>B</b>                            |         | 77        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

Tax Band: C



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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.