



Selbon

Residential sales & lettings

The Green, North Warnborough, Hook,
Hampshire, RG29 1HQ

Guide price £350,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Scope to Extend STPP
- Two Reception Rooms
- Exposed Beams
- Close Proximity of Odiham High Street
- Sought After Location
- In Need of Modernisation
- Kitchen
- Fireplace
- Close Proximity of Basingstoke Canal

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached cottage which is situated within the sought after village of North Warnborough. In need of modernisation this property benefits from an enclosed rear garden, scope to extend STPP, two reception rooms and no onward chain.

****Agent Note - Cash Buyers - Spray Foam Insulation has been located in the loft.****

Accommodation comprises of an entrance hall which opens into the light and airy living room which offers exposed beams, inglenook fireplace and access to the first floor. Next to the living room the downstairs bathroom can be found which offers a sink, toilet and bath. The kitchen is situated within the middle of the house and offers a range of appliances and plenty of storage. The accommodation on the ground floor is finished with the dining room which overlooks the rear garden with direct access through a set of French doors.

On the first floor there are two generous bedrooms with the main bedroom benefiting from built in storage space. Both bedrooms also offer wonderful views.

Outside the private enclosed courtyard garden offers a patio area, a mixture of flowers, shrub beds and a useful storage shed. Within the garden a gate gives access to the rear of the property and outside the front you have a small seating area with wonderful views over open space.

Parking spaces could be available to rent by arrangement with a local landowner.

This property is situated on a no through road within North Warnborough with easy access to Basingstoke Canal and King John's Castle.

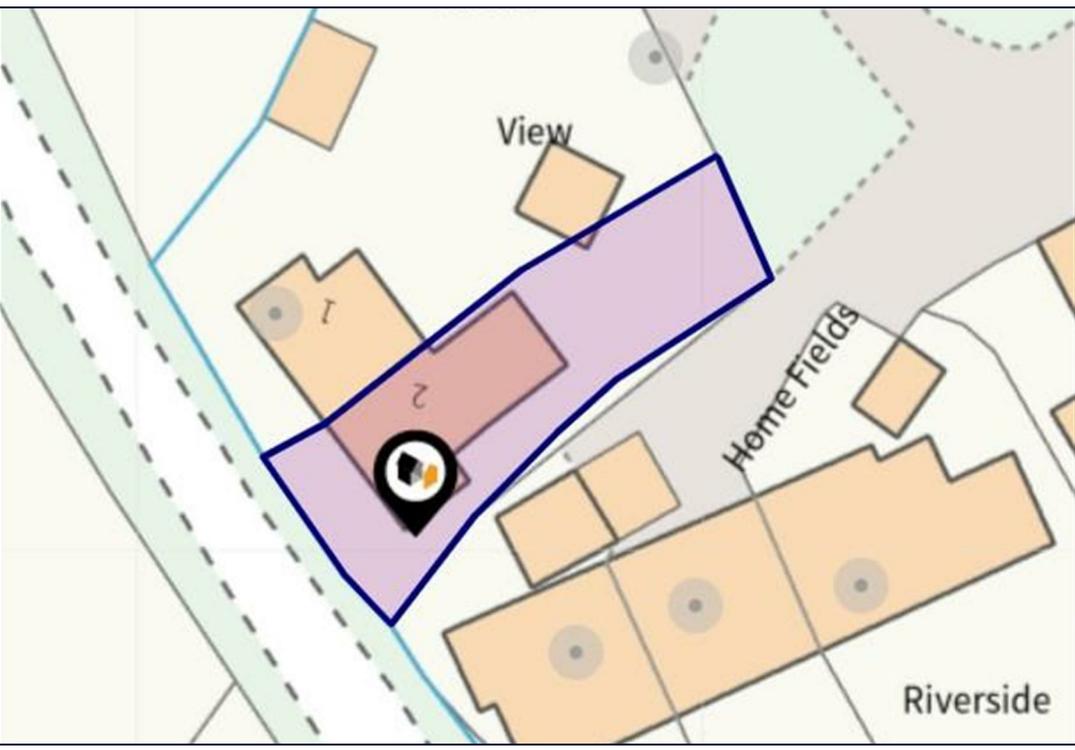
Odiham and its vibrant High Street is within a short distance of the property. There are a range of everyday amenities and shops including doctors' surgery, dentists, Post Office and independent retailers and eateries, as well as a vibrant and active village community. Local schools such as Mayhill, Buryfields and Robert Mays are well regarded.





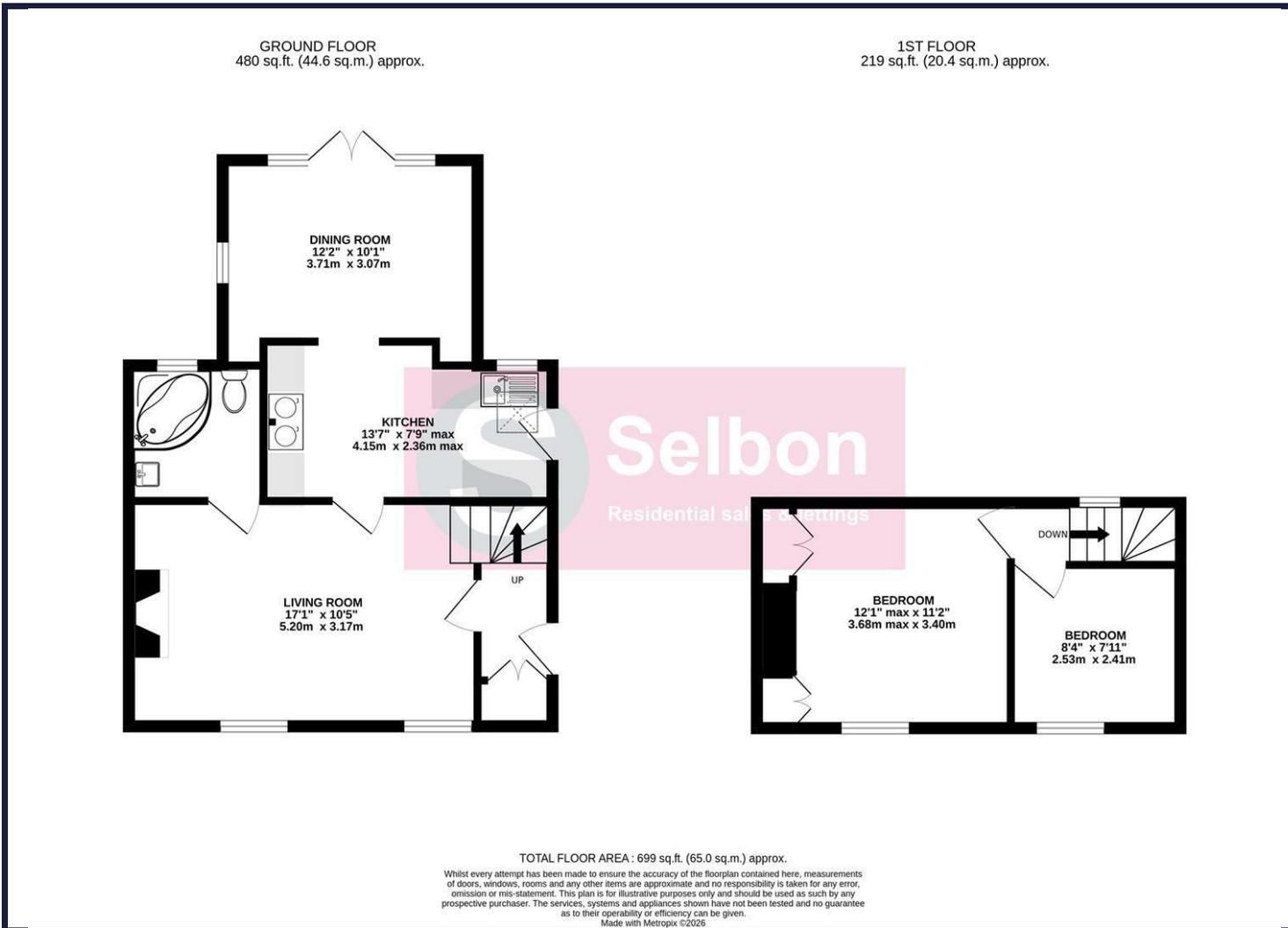




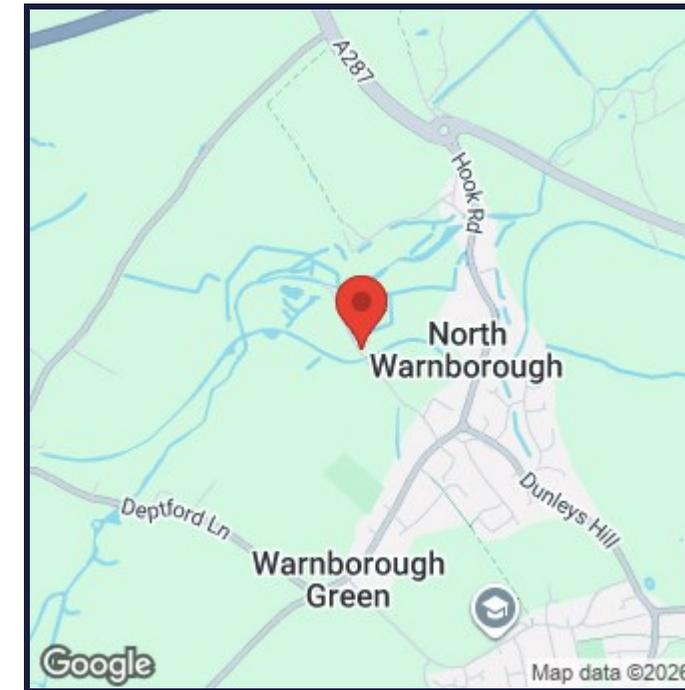




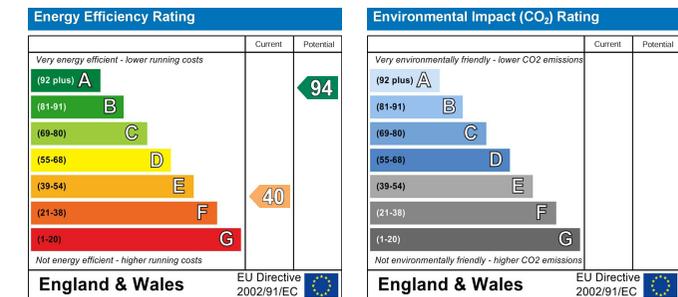
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk