



Selbon

Residential sales & lettings

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

Guide price £350,000 Freehold



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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

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

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.

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.

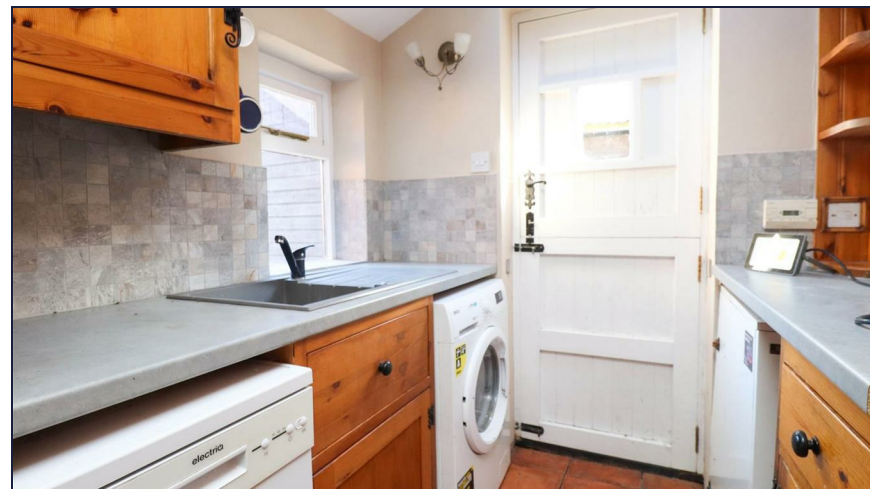
Parking spaces could be available to rent by arrangement with a local landowner.

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

