



54a London Street, Whitchurch, RG28 7LN
Guide Price £160,000



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PROPERTY DESCRIPTION BY Mr Nick King

Nestled in the charming area of Whitchurch, this beautifully renovated lower maisonette on London Street offers a perfect blend of modern living and convenient access to local amenities. With one spacious reception room, one well-appointed bedroom, and a newly fitted bathroom, this property is ideal for individuals or couples seeking a comfortable home.

The maisonette boasts a fresh and contemporary decor throughout, complemented by a brand-new kitchen that is sure to delight any culinary enthusiast. The thoughtful renovations ensure that the space is not only stylish but also functional, making it a welcoming retreat after a long day.

One of the standout features of this property is the generous parking provision, with space for two vehicles, a rare find in this area. Additionally, the maisonette benefits from a share of the freehold, providing peace of mind and a sense of ownership.

Situated within walking distance to Whitchurch town centre, residents will enjoy easy access to a variety of shops, cafes, and essential services. For those who appreciate the great outdoors, the nearby mill trail offers picturesque walks and a chance to explore the natural beauty of the surroundings.

This ground floor maisonette presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this delightful property your own.



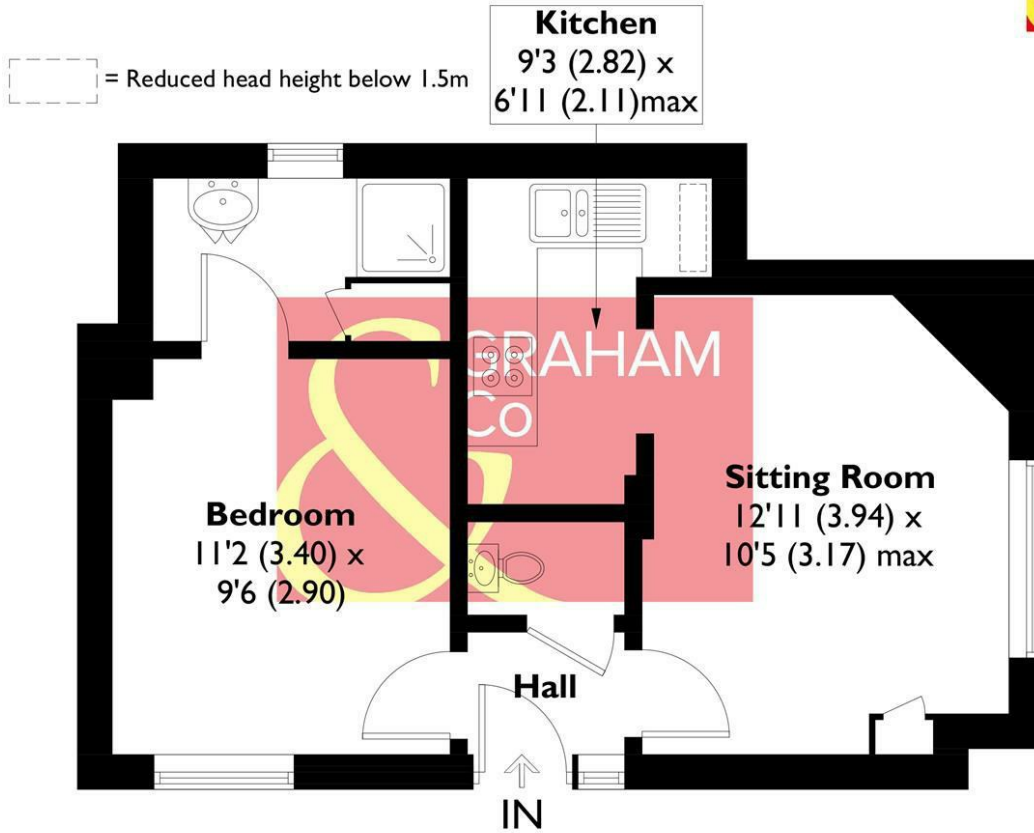


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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





APPROXIMATE GROSS INTERNAL AREA = 376 SQ FT / 34.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1237540)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: A



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