



8 Silk Throwsters Way, Whitchurch, RG28 7FU
Guide Price £415,000



8 Silk Throwsters Way, Whitchurch,
Guide Price £415,000

PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co offer to the market a three bedroom semi detached home in Whitchurch, with driveway parking and the added benefit of a garage in a sought after development.

****INCENTIVE IF PURCHASED THROUGH GRAHAM & CO**** More photos to follow.



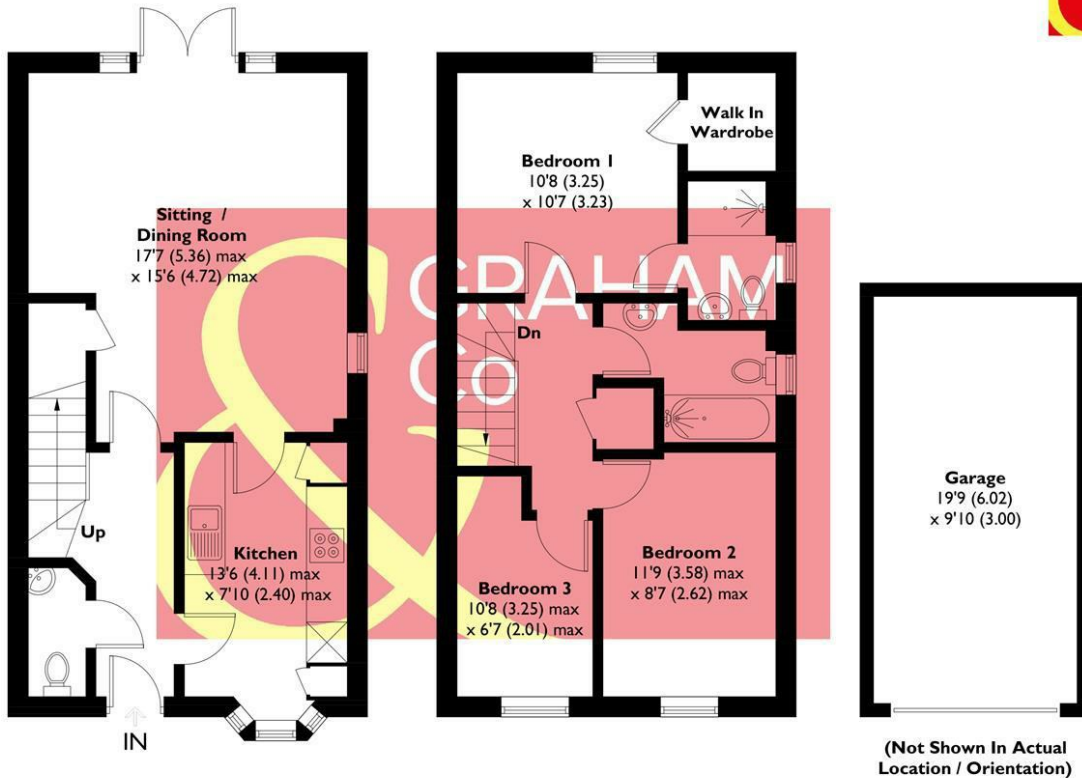


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an 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 = 937 SQ FT / 87.1 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1131 SQ FT / 105.1 SQ M



GROUND FLOOR
472 SQ FT / 43.9 SQ M

FIRST FLOOR
465 SQ FT / 43.2 SQ M

**(Not Shown In Actual
 Location / Orientation)**

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 (ID 1262060)
Produced for Graham & Co

**MORTGAGE ADVICE
 Across The Market Mortgages**

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380 www.atmmortgages.com

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

Tax Band: D



OPEN 7 DAYS

**If you are considering selling your home
 please contact us today for your free
 no obligation valuation**

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.

