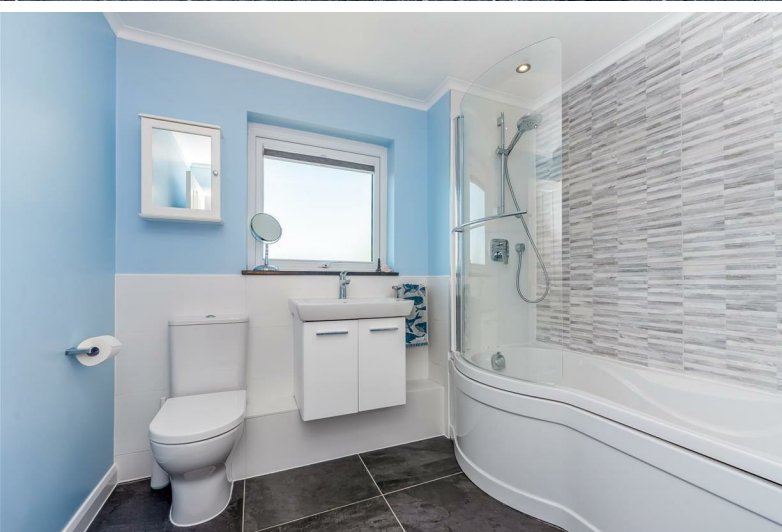




14 Mann Close, Whitchurch, RG28 7LB  
Guide Price £345,000



## 14 Mann Close, Whitchurch, Guide Price £345,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a beautifully presented three bedroom family home situated in the sought after town of Whitchurch. Contemporary throughout and offering over 900 square feet of living space the accommodation comprises a welcoming entrance hall, cloakroom, living room and dining area as well as a modern fitted kitchen. Upstairs there are three well sized bedrooms and a family bathroom. Outside there is a landscaped fence enclosed garden split between patio and lawn. There is a stylish driveway parking with an EV charger.



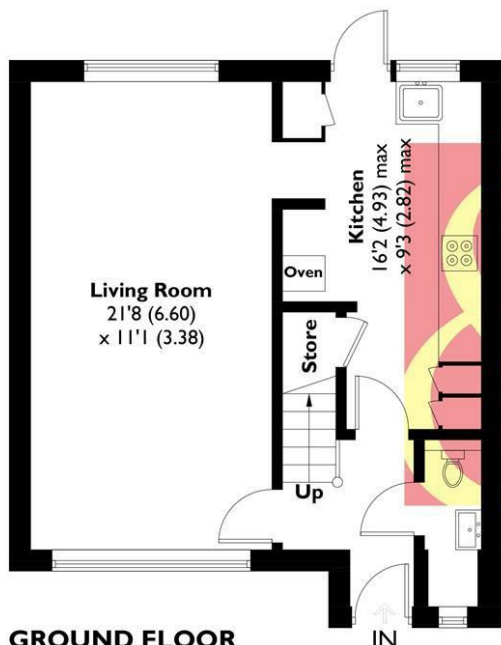


Whitchurch is situated on the River Test in North Hampshire with a population of approximately 4,500. The town is conveniently situated 13 miles south of Newbury, 12 miles north of Winchester, 8 miles east of Andover and 12 miles west of Basingstoke. Much of the town is in a conservation area, with an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

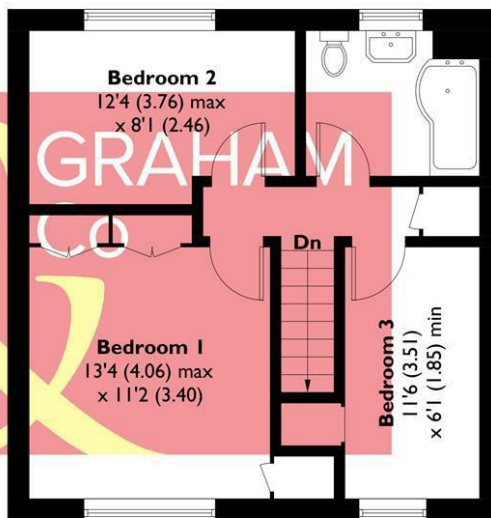




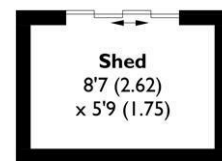
**APPROXIMATE GROSS INTERNAL AREA = 920 SQ FT / 85.5 SQ M**  
**SHED = 48 SQ FT / 4.5 SQ M**  
**TOTAL = 968 SQ FT / 90.0 SQ M**



**GROUND FLOOR**  
469 SQ FT / 43.6 SQ M



**FIRST FLOOR**  
451 SQ FT / 41.9 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 (ID1296844)  
**Produced for Graham & Co**

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| Energy Efficiency Rating                                                                                                          |           |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                           | Potential |
| <br>Very energy efficient - lower running costs<br>A<br>B<br>C<br>D<br>E<br>F<br>G<br>Not energy efficient - higher running costs | 81        |
|                                                                                                                                   | 72        |
|                                                                                                                                   |           |
|                                                                                                                                   |           |
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|                                                                                                                                   |           |
|                                                                                                                                   |           |
| England & Wales EU Directive 2002/91/EC                                                                                           |           |

**Tax Band: C**



**OPEN 7 DAYS**

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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.

