

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

23 BELLEVUE

Whitchurch, Hampshire, RG28 7DA

A 2 bedroom semi-detached bungalow in a quiet cul-de-sac



AVAILABLE FOR SALE BY PRIVATE TREATY

PRICE GUIDE: Offers in excess of £300,000



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

DIRECTIONS: Travelling from the South take the A34 heading north towards Newbury, take the exit signposted Overton, Whitchurch (B3400) and Tufton. Continue along the Winchester Road (B3400) into Whitchurch and take the 2nd exit at the roundabout onto Bell Street. Turn right onto Lower Evingar Road just before the railway bridge, then take the first right onto Bellevue. The property is number 23 and is situated on the left hand side of this road.

From the North take the A34 Southwards towards Winchester and take the junction signposted Litchfield and Whitchurch. Continue along Newbury Road towards Whitchurch town centre and at the roundabout take the 3rd exit onto Bell Street. Turn right onto Lower Evingar Road just before the railway bridge, then take the first right onto Bellevue. The property is number 23 and is situated on the left hand side of this road.

GENERAL DESCRIPTION: 23 Bellevue is located in historic Whitchurch and within close proximity to the mainline railway station. 23 Bellevue is a semi detached bungalow situated in a quiet cul-de-sac location. The property boasts two bedrooms, a generous living/dining room, driveway parking, garage and front and back gardens. The property is being offered for sale freehold with vacant possession and with no onward chain.

The accommodation comprises the following:

Front door to a covered walk way between garage and living accommodation,viz:

Kitchen: [2.71 m x 2.70 m] with a range of fitted floor and wall units, Belfast sink with mixer tap over and integrated electric hob and oven, window to south elevation,

Living/Dining room: [5.16 m MAX x 3.21 m] window to southern elevation,

Bedroom 1: [3.83 m x 2.70 m] window to northern elevation,

Bedroom 2: [3.22m x 2.80 m] window to northern elevation,

Bathroom: [1.95 m x by 1.68 m] WC, WHB, shower cubicle with electric shower, heated towel rail, window to east elevation

Roof space: loft ladder to partially boarded roof space housing gas central heating boiler.

Garage: [5.62 m x 2.52m] with various electric points and window to north elevation.

Rear Garden: laid to lawn with small patio area and garden shed

Front Garden: laid to lawn

Generally the property benefits from gas central heating and is UPVC double glazed throughout.

Nestled in the heart of the Hampshire countryside, Whitchurch is a charming town and has an excellent range of local shops and amenities which include Doctors surgery, Dentist and bakery. Lying centrally between Andover, Basingstoke, Winchester and Newbury, Whitchurch benefits from convenient access to both M3 and M4 corridors and also benefits from a mainline railway station with fast services to London Waterloo.

Local Planning Authority: Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH Tel: 01256 844844

Services: Mains electricity, mains water, mains drainage, telephone. Gas fired central heating and hot water.

Council Tax: The council tax band for the property is B and the annual charge for this property in the 2015/16 financial year will be £1,100.51.

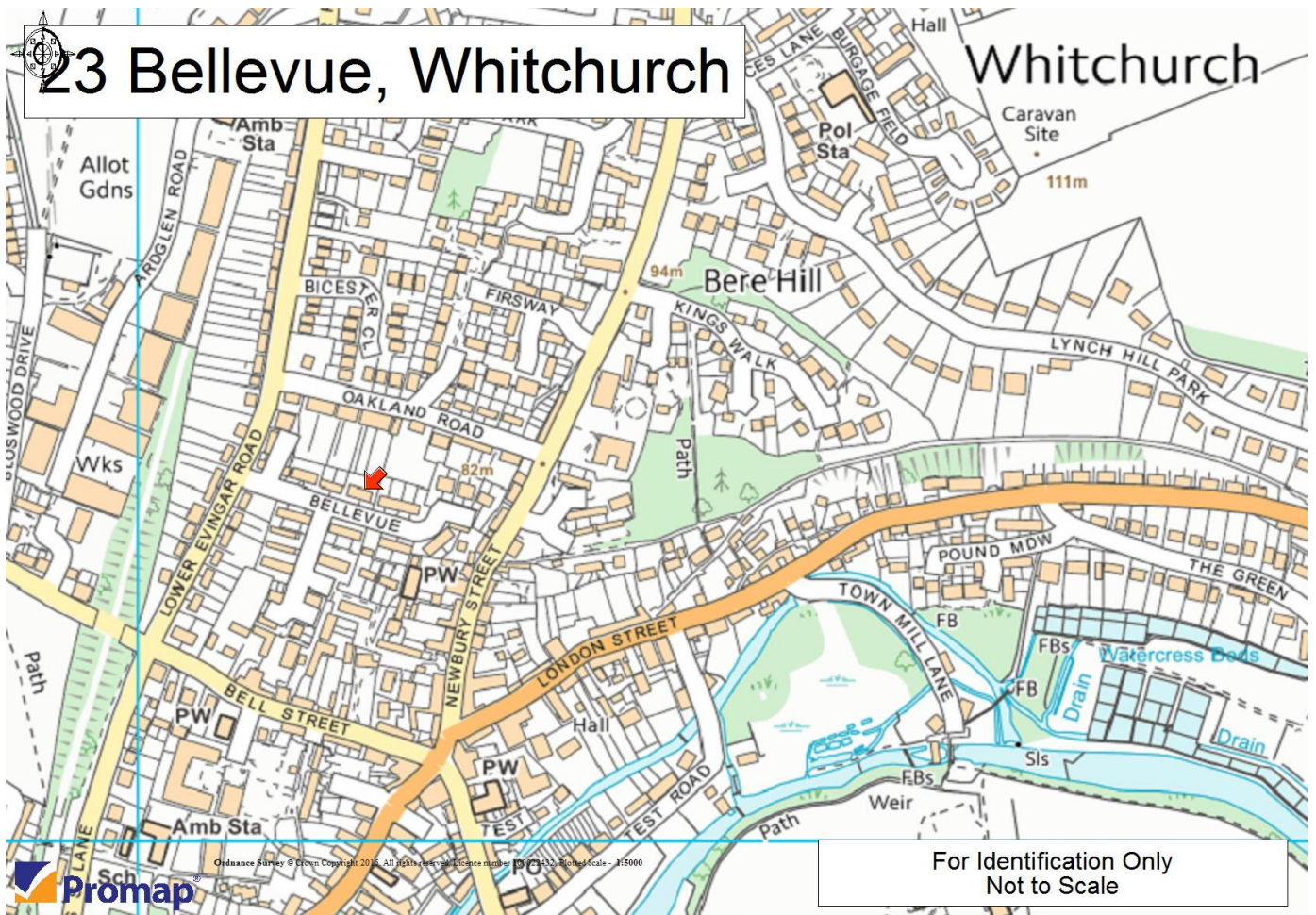
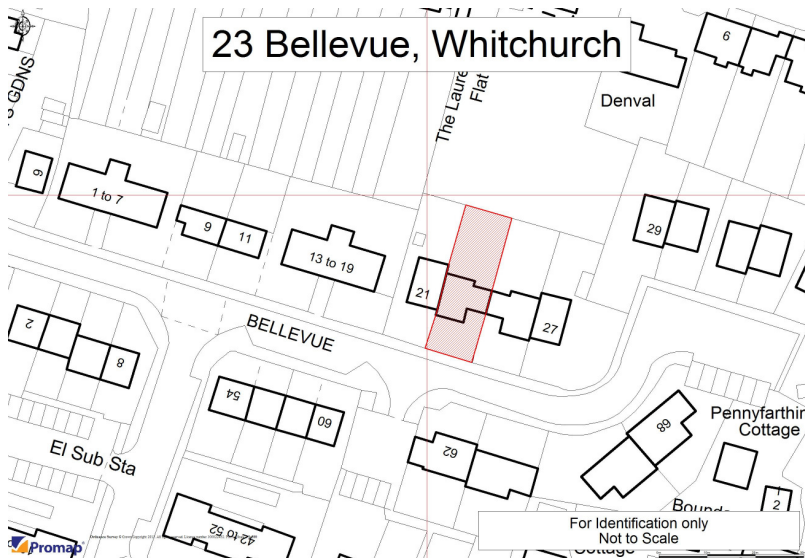
Viewing : Strictly by appointment only and to be accompanied by the Sole Selling Agents Messrs Giles Wheeler-Bennett

Tel: 01489 896977 Reference: PRH Contact: Paul Harris Tel: 07813 145984 Email: paul@gileswheeler-bennett.co.uk

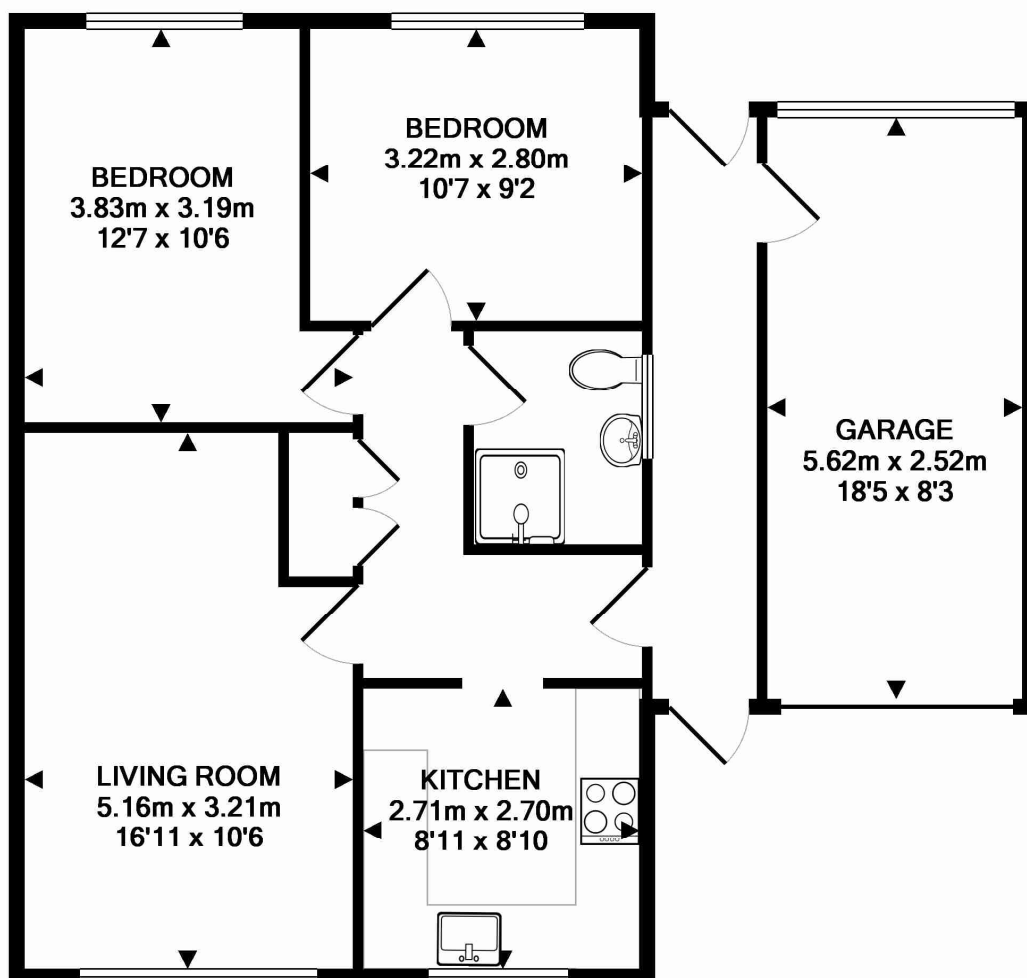
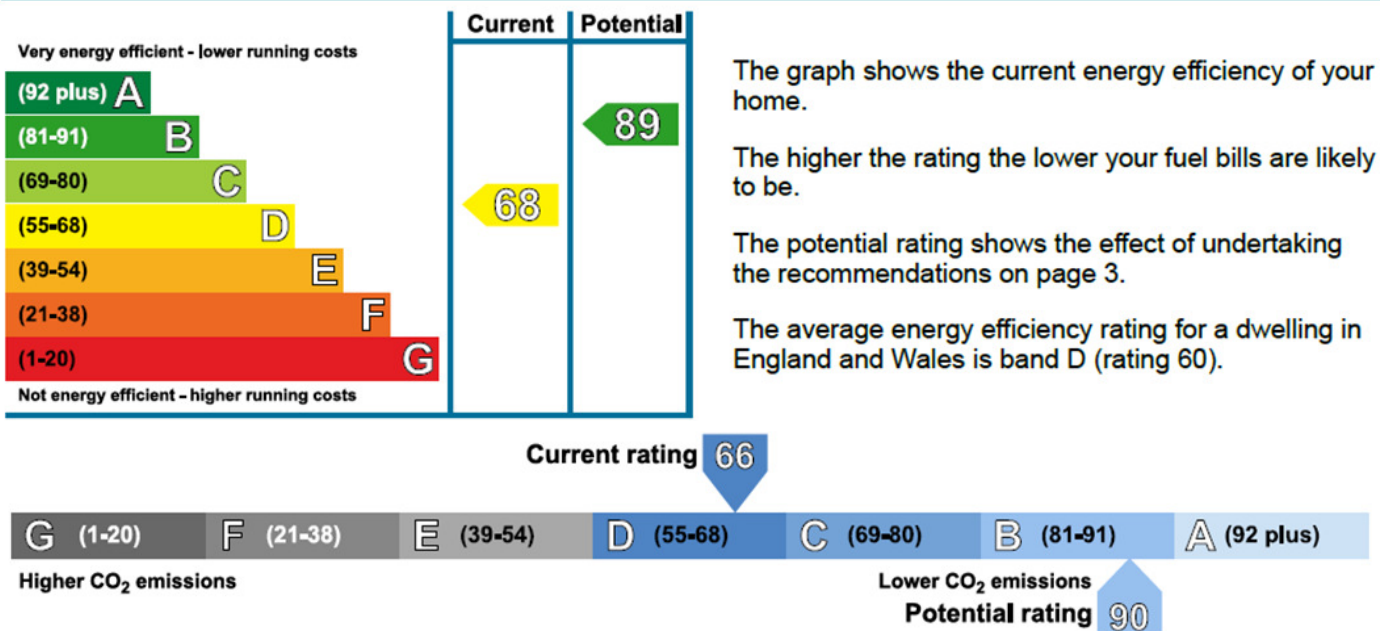
IMPORTANT NOTICE

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2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

SEPTEMBER 2015



Energy Efficiency Rating



23 BELLEVUE, WHITCHURCH. RG28 7DA
TOTAL APPROX. FLOOR AREA 73.5 SQ.M. (792 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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