



6a Bell Street, Whitchurch, RG28 7AE

Offers In Excess Of £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the town center of Whitchurch and offered to the market with no onward chain is this charming three bedroom character cottage with off street parking.

This well presented, three bedroom home comprises; entrance hall, two reception rooms both with period features including exposed beams, traditional fireplace and a wood burner, a fully fitted kitchen with 'Belfast' sink and full tiled worktops plus a utility room with access to the rear of the property. On the first floor there are three well proportioned bedrooms with a generous sized fully tiled bathroom with roll top bath. To fully appreciate the location and overall presentation, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability could be compromised with some of the major providers. The government portal generally highlights this as an unlikely/ very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- 3 bedrooms
- Character features throughout
- No onward chain
- Off street parking
- Town centre location

The Location

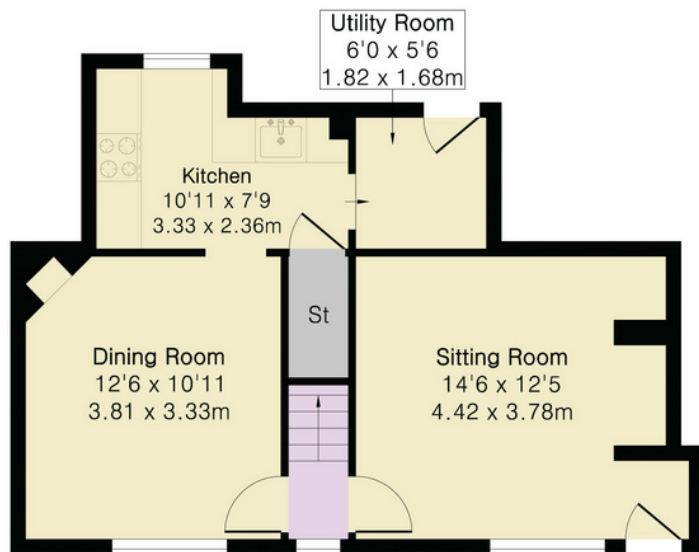
Whitchurch offers a range of amenities including a pharmacy, convenience shop, bakery and two supermarkets all within walking distance of your home. You never have to travel far for a wonderful meal either with the variety of eateries. Those after retail therapy can find a vibrant mix of shopping in Newbury, just a 25-minute drive away. Waterloo is approximately one hour travel time from Whitchurch mainline train station. The M3 can be reached in approximately 20 minutes for connections to Basingstoke, Eastleigh, Farnborough.



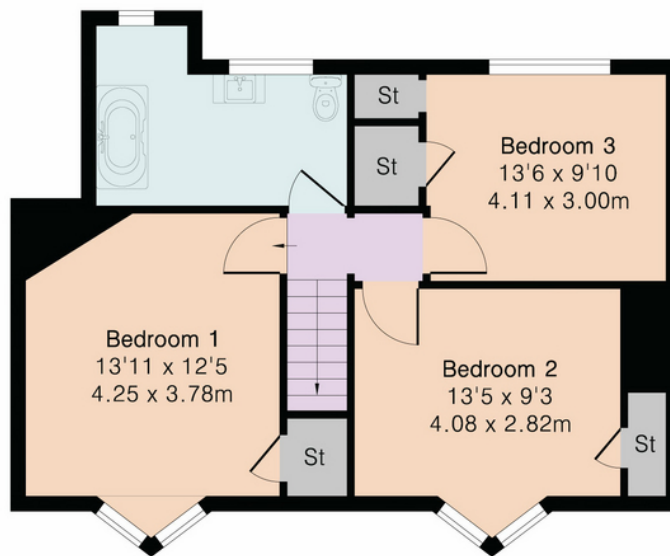
Approximate Gross Internal Area 986 sq ft - 92 sq m

Ground Floor Area 468 sq ft – 44 sq m

First Floor Area 518 sq ft – 48 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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