

Bluebell Cottage, Eversley Centre, Hook, RG27 0NF - Price £450,000

A modern cottage in a sought-after village setting…

2 bedrooms, both with ensuite; lounge/ dining room, kitchen, conservatory, detached garage, gated driveway parking for several cars, south facing terraced courtyard-style garden, gas radiator central heating, double glazing.



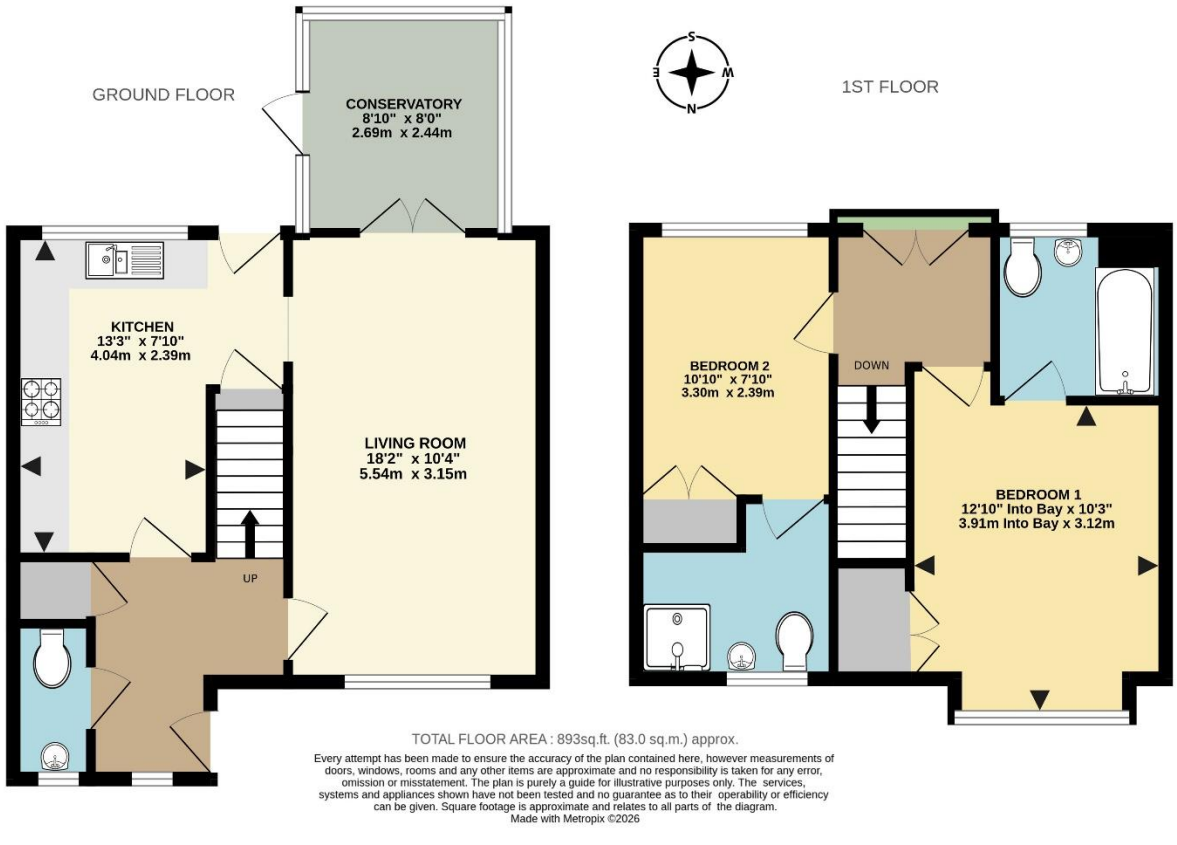












A popular and sought after semi-rural location, within the catchment of Charles Kingsley Primary School and not far from local amenities in Yateley.

The property is well placed for access to the major towns of Reading, Wokingham, Fleet and Basingstoke; as well as the M3 motorway network.

The property is well-presented throughout, and it might be that there is some potential for enlargement, subject to any necessary consents.

ESTATE AGENTS NOTE: The oak tree in the garden is subject to a Tree Preservation Order.

EER: C76 **Council Tax:** D **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. This charge is non-refundable. Company or differently structured purchases may carry additional charges.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Reading branch on:

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