



## 10 Barton Row, HOOK, Hampshire RG27 9FS

Guide Price £425,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this modern townhouse on Oakwood Grange development by Barratt Homes. Located in Hook and within a short distance of parks, local amenities and transport links including being near to M3 junction 5 and Hook train station is approximately 1 mile away which runs regular services to London and Basingstoke.

Inside the property on the ground floor, you are greeted by a spacious entrance hall, an open-plan living/dining room spans the width of the property across the back which also benefits a large storage cupboard. There is also a fully fitted kitchen and down stairs cloakroom.

On the first floor are two generous bedrooms and a bathroom. The main bedroom is particularly spacious and boasts a wall of fitted, smoked mirrored, wardrobes. The other bedroom is unique as it has a small room off it which can be used as a dressing room or study.

On the second floor is a large double bedroom with storage access in the eaves. Outside to the rear is a

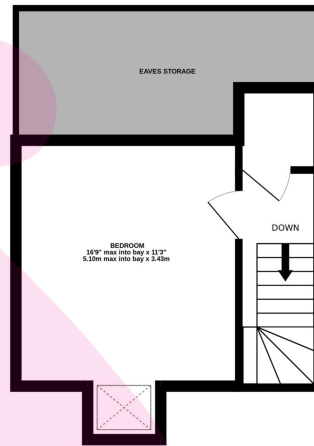
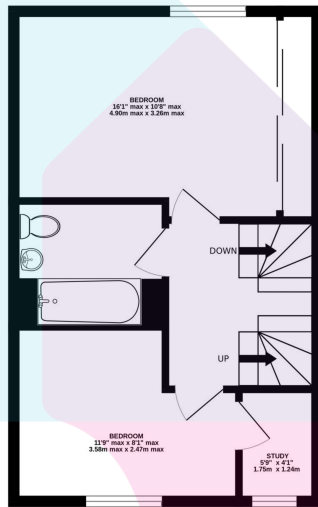
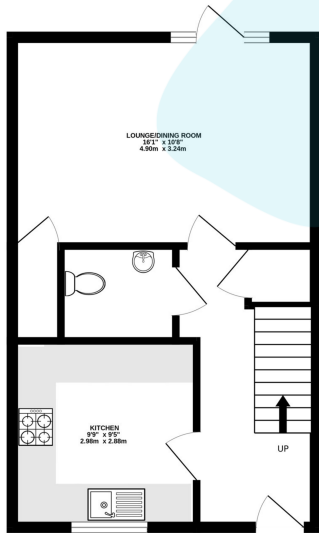


- TWO ALLOCATED PARKING SPACES
- OPEN PLAN LIVING & DINING AREA
- THREE BEDROOMS
- COUNCIL TAX BAND = E
- SOUTHERLY FACING REAR GARDEN
- CLOAKROOM
- STUDY / DRESSING ROOM OFF BEDROOM THREE

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

2ND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

