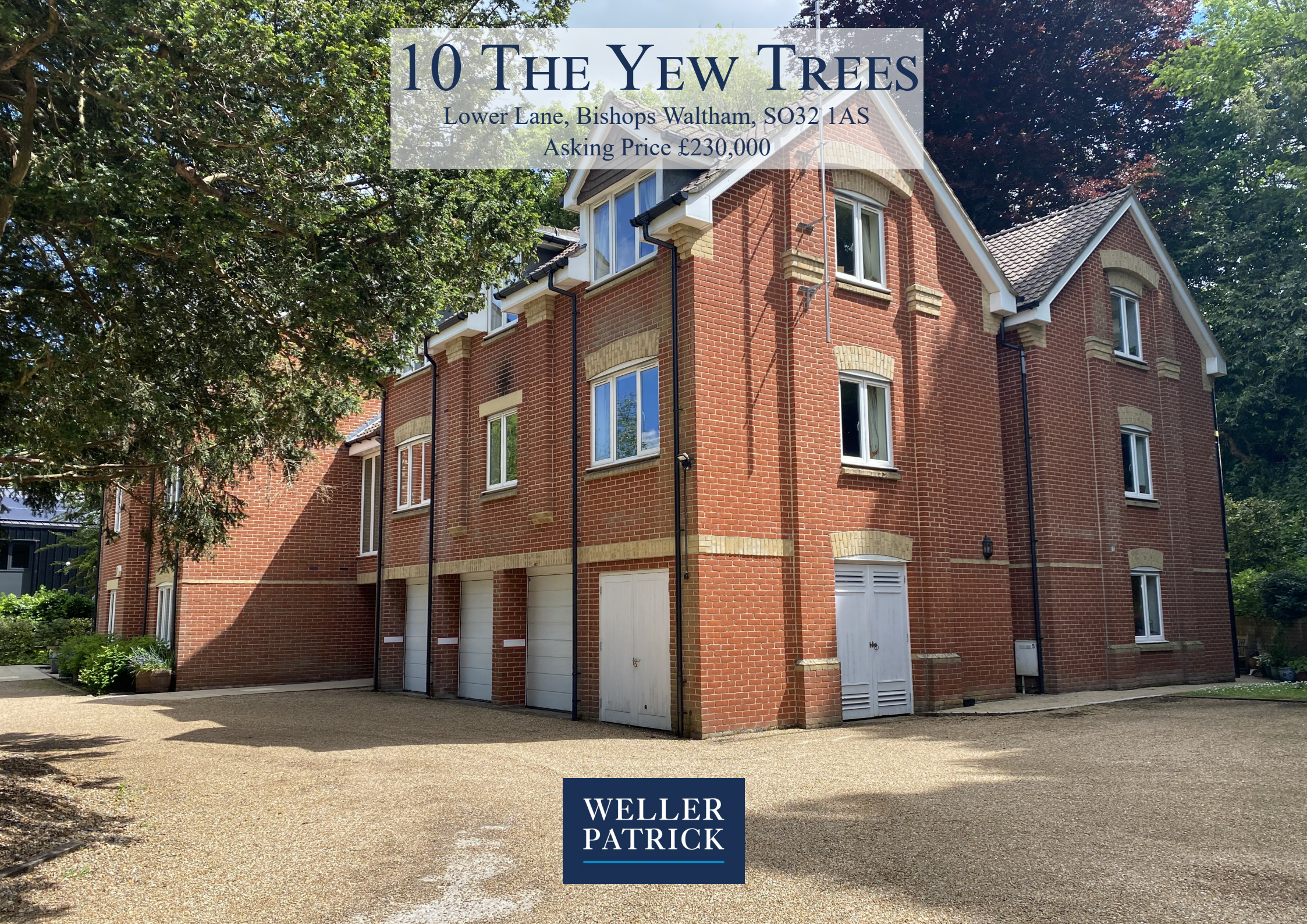


10 THE YEW TREES

Lower Lane, Bishops Waltham, SO32 1AS

Asking Price £230,000



**WELLER
PATRICK**



PROPERTY FEATURES

Spacious two bedroom apartment situated within walking distance of the popular town centre of Bishops Waltham

Double aspect sitting/dining room • Kitchen • Two double bedrooms • Shower room

Stairs and lift • Communal grounds • Parking (not allocated)

No forward chain • Viewing recommended



DESCRIPTION

An attractive and spacious two bedroom apartment situated within the popular town of Bishops Waltham. The property is situated within the Yew Trees which is a small individual development of only ten apartments which enjoy a convenient location within a short distance of Bishops Waltham's Town Centre which offers a range of shops and services.

The accommodation which is well presented comprises a pleasant double aspect sitting/dining room, two double bedrooms, kitchen and a shower room.

The centre of the country town of Bishops Waltham is within walking distance and features most of what you need for day to day living plus restaurants, coffee shops, bakery and butchers, Post Office and a Doctors surgery. More extensive shopping facilities are found at the larger centres of Portsmouth, Southampton and Winchester.

The area surrounding Bishops Waltham offers much open countryside with walks and rides to be enjoyed.

This is a rare opportunity to secure a property within this superb and convenient location and therefore early viewing is recommended.



**WELLER
PATRICK**



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 Lower Lane
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 SO32 1AS

LOCAL AUTHORITY AND SERVICES
 Winchester City Council.
 Council Tax band C
 Mains services
 Management fees apply.

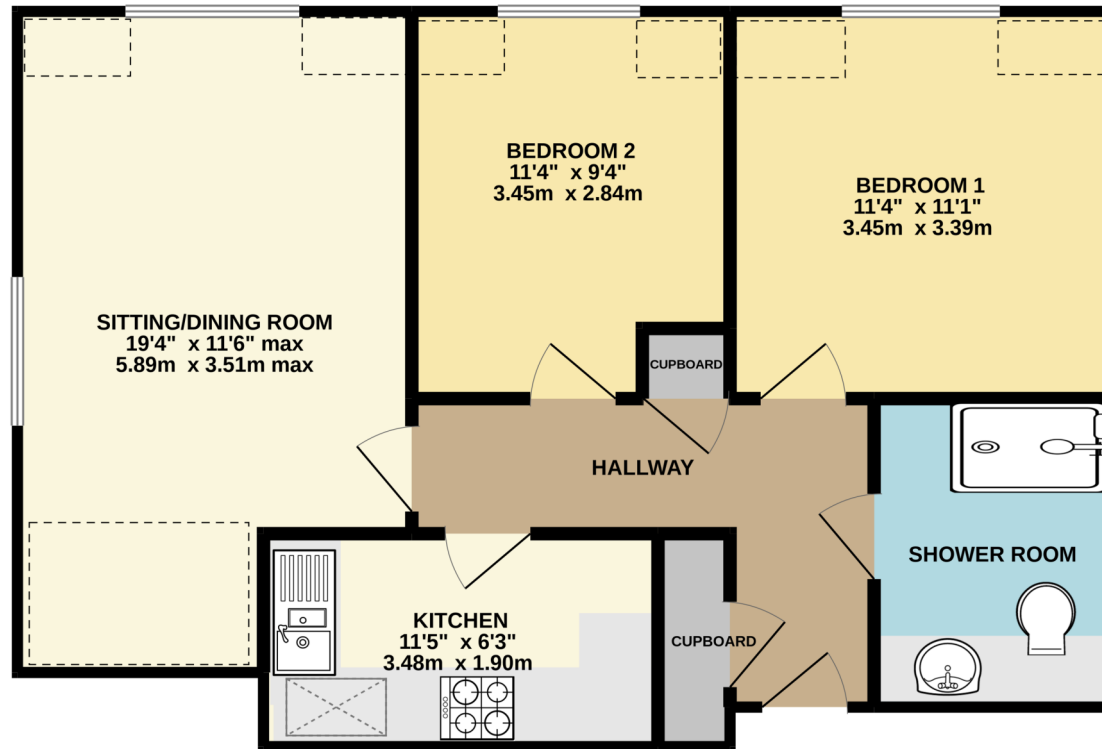
VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS

From the centre of Bishops Waltham turn left through the one way system and follow Lower Lane. At the junction of the Corhampton Road turn right and The Yew Trees will be seen on the right.

Particulars amended 30 April 2024



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 | | |
| (92-100) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |