

3 ALBANY DRIVE  
Bishops Waltham, SO32 1GE  
Asking Price £395,000

WELLER  
PATRICK  
FOR SALE 01489 893555  
[www.wellerpatrick.co.uk](http://www.wellerpatrick.co.uk)

WELLER  
PATRICK







## PROPERTY FEATURES

A three bedroom semi-detached home situated in an edge-of-town location enjoying views to the rear

Sitting/dining room • Kitchen • Utility room • Cloakroom

Three bedrooms • Family shower room • Garage • Driveway parking • Front and rear gardens

No forward chain • Viewing highly recommended





## DESCRIPTION

A spacious three bedroom semi-detached house which enjoys a pleasant edge-of-town location with views to the rear. The property is situated in a desirable, small and established no through close.

The accommodation is spacious, particularly to the ground floor, and includes a glazed entrance porch, a sitting/dining room with a door to the rear garden, a fitted kitchen, a utility/garden room and a cloakroom. Upstairs there are three bedrooms and a family shower room. The property also benefits from a garage and off-road parking.

The country town of Bishops Waltham is within a short drive or possible walk and offers a range of shops and services from its delightful and traditional high street. There is an Infant and Junior school in Bishops Waltham and Secondary schooling at Swanmore College.

The major south coast centres of Southampton, Portsmouth and Winchester are all within easy driving distance as is access to the M27 motorway and rail services.

Viewing is highly recommended and there is no forward chain.

**WELLER  
PATRICK**



3 Albany Drive  
 Bishops Waltham  
 SO32 1GE



LOCAL AUTHORITY AND SERVICES  
 Winchester City Council  
 Council Tax band C  
 Main services, gas fired central heating

VIEWINGS  
 By appointment through Weller Patrick.  
 Tel: 01489 893555

DIRECTIONS

From Bishops Waltham's main roundabout take the B2177 leaving the Sainsburys petrol station on your left. Continue for a short distance turning fourth left into Albany Road. Continue to the end and then turn right into Albany Drive.

Particulars created on 3rd 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.  
 Made with Metreplex ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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

Address:  
 3 Albany Drive