



2 CLIFTON VILLAS

Winchester Road, Bishops Waltham SO32 1BW

Asking Price £415,000

WELLER
PATRICK



PROPERTY FEATURES

Entrance Hall • Lounge • Dining Room • Kitchen/Breakfast Room • Conservatory • First Floor Landing
Three Bedrooms • Bathroom • Attractive Front & Rear Garden • Garage/Workshop • Viewing Recommended



DESCRIPTION

A charming character three bedroom semi-detached home located within the sought after country town of Bishops Waltham.

The spacious accommodation includes an open plan lounge/dining room with a feature wood burning stove and double doors to a re-fitted kitchen breakfast room and adjoining conservatory.

The first floor offers two well-proportioned double bedrooms with bedroom three being a single room and family bathroom.

Outside the property offers attractive front and rear gardens with the addition of a workshop / garage which benefits from rear vehicular access enabling off road parking.

The property is a short distance from Bishops Waltham's vibrant town centre which offers a broad range of shops and local amenities. The neighbouring village of Botley is close by and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach.

This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

DIRECTIONS

From Bishops Walthams main roundabout take the B2177 leaving the Sainsburys petrol station on your left. Continue for a short distance and the property can be found on the left hand side just before the turning for Albany Road.

Particulars prepared 5th June 2024.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band C

Services; Gas fired central heating, mains drainage.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

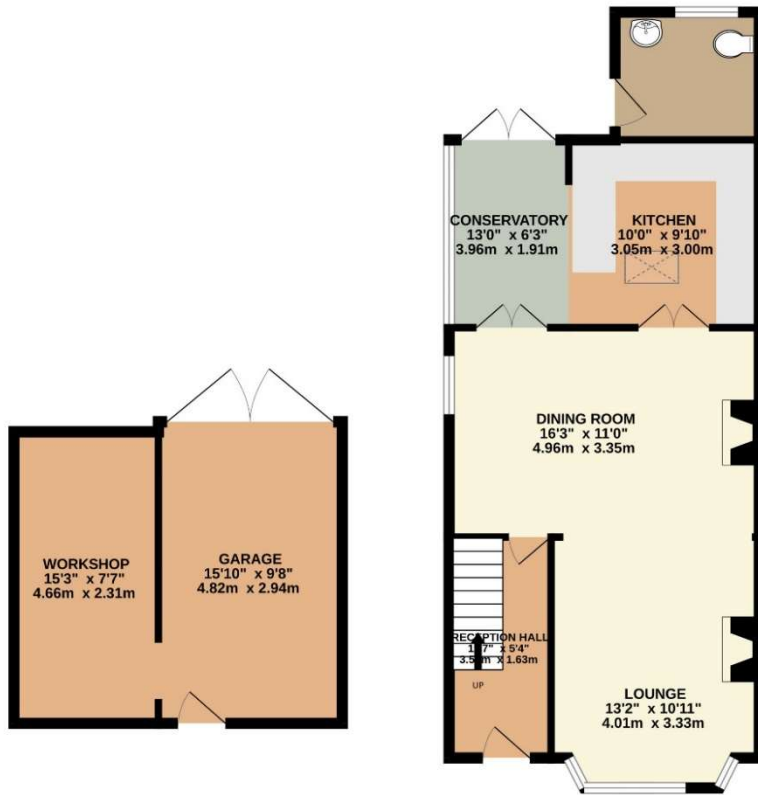




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GROUND FLOOR



1ST FLOOR



CLIFTON VILLAS, WINCHESTER ROAD, BISHOPS WALTHAM, SO32 1BW

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+)		
A		
(81-91)		
B		
(69-80)		75
C		
(55-68)		
D		
(39-54)	50	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		