

29 MALLARD CLOSE

Mallard Close, Southampton, SO32 1LW

Asking Price £349,950

WELLER
PATRICK



PROPERTY FEATURES

An attractive and extended two bedroom house with garage and parking in a desirable small close in Bishops Waltham

Entrance Porch • Lounge • Kitchen / Dining Room • Two Bedrooms • Family Bathroom

Garage • Driveway Parking • Front & Rear Gardens • Viewing Recommended



DESCRIPTION

An attractive and extended two-bedroom house and garage with ample parking and being situated in a popular small close.

The property is conveniently and pleasantly situated in a desirable small close within a short distance of the popular country town of Bishops Waltham.

The accommodation comprises a stunning kitchen/dining room with bifold doors to the rear garden, lounge and entrance porch.

To the first floor are two bedrooms and a bathroom.

The property offers a pleasant rear garden and to the front of the property there is an area of garden which is laid to lawn.

The driveway to the front provides off road parking leading to the garage which has an up and over door. There is a covered side area leading to the rear garden and also providing useful storage.

The rear garden has a patio area leaving the main part of the garden laid to lawn with panelled fencing to the boundaries.

The country town of Bishops Waltham and village of Wickham are close by and offer a range of shops and services from their traditional centres.

The property is well placed for access to the major centres of Winchester, Southampton, Portsmouth and Fareham.

Viewing of this property is highly recommended.

Agents Note; The current owners have subdivided the main bedroom into two rooms, they have advised that this would be put back to one bedroom for any potential purchaser.

29 Mallard Close
 Bishops Waltham
 SO32 1LW



DIRECTIONS

From our office, head out along Lower Lane and at the end of this road turn left onto Corhampton Road. At the roundabout take the third exit up onto Winchester Road and follow this road along for a short distance turning left into The Avenue and right into Park Road. Continue along this road, again for a short distance, where Mallard Close can be found a short way along on the left hand side and the property can be found set back on the right hand side.

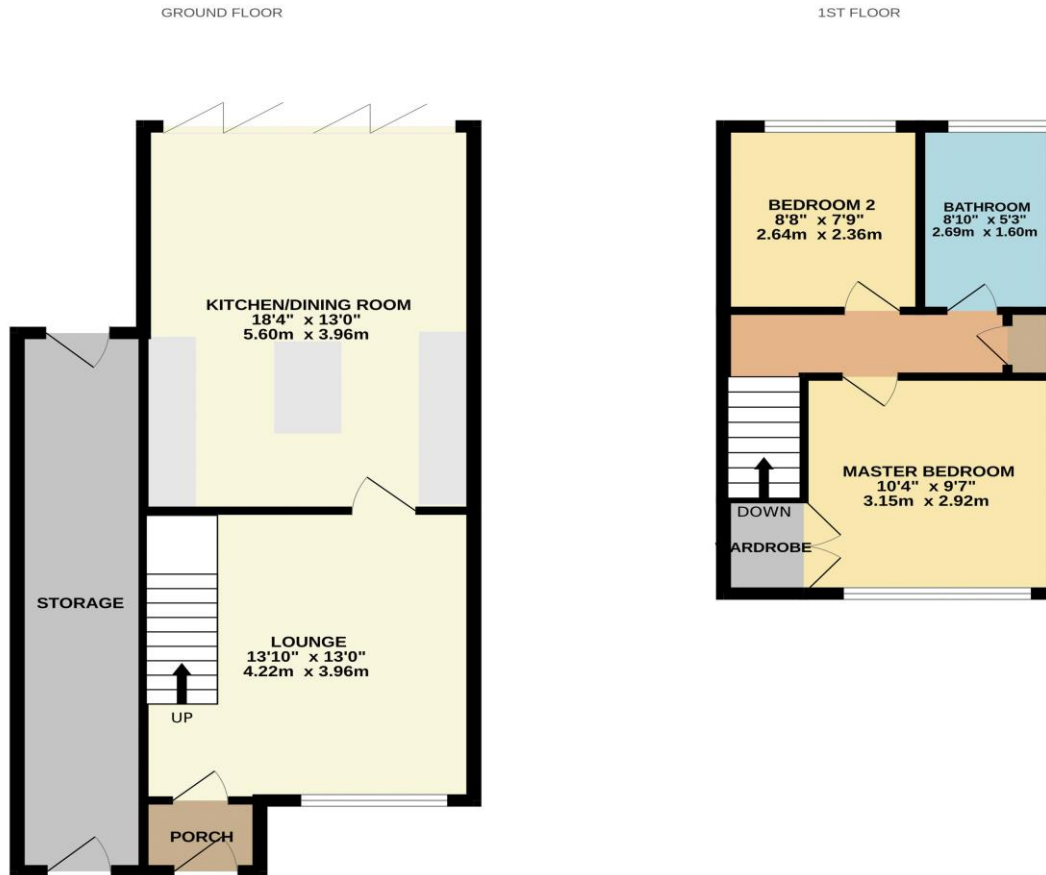
Particulars prepared 12 July 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band C

Services Mains gas, electricity, water & drainage



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		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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