

# 4 MALLARD CLOSE

Mallard Close, Southampton, SO32 1LW

Asking Price £349,950



WELLER  
PATRICK





## PROPERTY FEATURES

A well-presented, three-bedroom, semi-detached house in a popular location with no forward chain

Entrance Hall • Sitting Room • Kitchen / Dining Room • Three Bedrooms • Shower Room

Garage • Driveway Parking • Garden • No Forward Chain • Viewing Recommended





## DESCRIPTION

We are pleased to offer this well-presented, three bedroom semi-detached family home offered with no forward chain and set within a quiet cul-de-sac and within reasonable walking distance of the town centre with its attractive and traditional High Street offering a range of shops and services.

Accommodation on the ground floor briefly comprises a sitting room, beautiful kitchen/dining room with a door to the rear garden, whilst on the first floor there are three bedrooms and a family bathroom.

Additional benefits include a driveway providing off road parking, garage and an attractive rear garden.

Bishops Waltham is conveniently situated only minutes away from neighbouring Botley which has a mainline railway station, is just under half an hour away from Southampton Airport and with all main motorway access routes also being within easy access.

To the front of the property there is an area of garden which is laid to gravel with a gate providing access through to the rear garden.

To fully appreciate both the property's location and the accommodation on offer an early viewing truly is a must.

4 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. No 4 can be found on the left after a short distance.

Particulars amended 10th March 2025

LOCAL AUTHORITY AND SERVICES

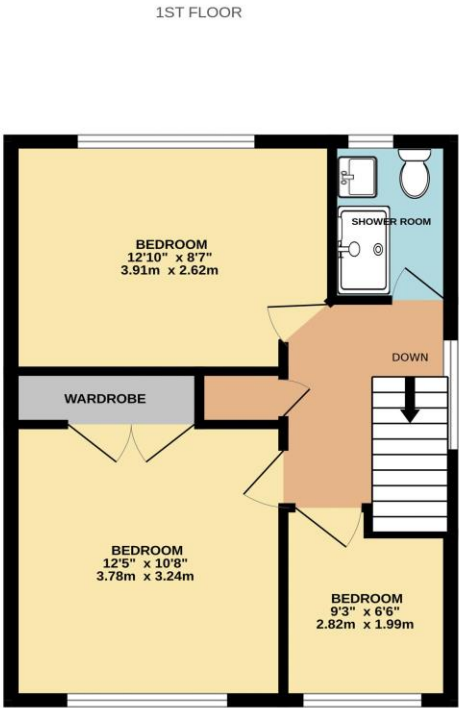
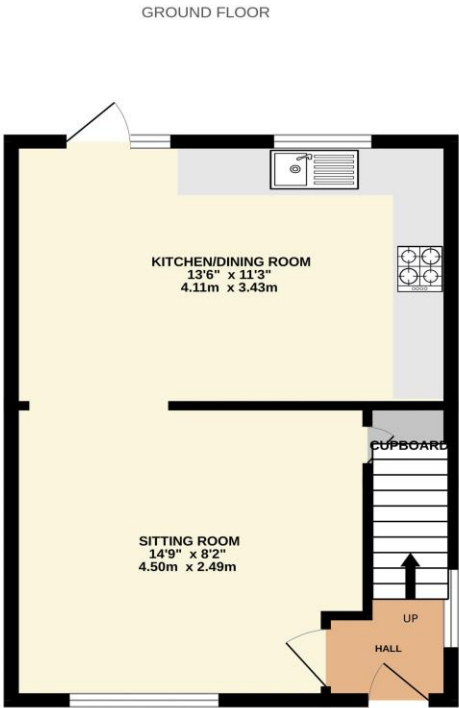
Winchester City Council

Council tax band C

Services Mains electricity, gas, water & drainage

VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555



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		88
(69-80) C	73	
(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