



# 16 LANGTON ROAD

Langton Road, Southampton, SO32 1GF

Asking Price £325,000

**WELLER  
PATRICK**



## PROPERTY FEATURES

A three-bedroom house conveniently situated for access to Bishops Waltham Town Centre.

Entrance Hall • Cloakroom • Lounge • Dining Room • Conservatory • Kitchen

Three Bedrooms • Bathroom • Front & Rear Gardens • Garage • Viewing Recommended • No Forward Chain



## DESCRIPTION

This three-bedroom house is situated within a most convenient and popular location for access to Bishops Waltham on foot or by car.

The accommodation offered includes a lounge, dining room, conservatory, the three bedrooms and a bathroom. To the outside is a garage and garden.

Bishops Waltham is a sought-after country town with an attractive high street and range of shops, services and eateries.

The south coast major centres of Southampton, Winchester and Portsmouth are all within easy driving distance as is access to the M27 and M3 Motorway systems.

Viewing is recommended and there is no forward chain with this property.

Viewing is by appointment with the sole agents.

16 Langton Road  
 Bishops Waltham  
 SO32 1GF



### DIRECTIONS

From the main Bishops Waltham roundabout take the Corhampton Road. The entrance to Langton Road is on the left. Proceed for a short distance and the property is on the right.

Particulars prepared 9<sup>th</sup> November

### LOCAL AUTHORITY AND SERVICES

Winchester City Council

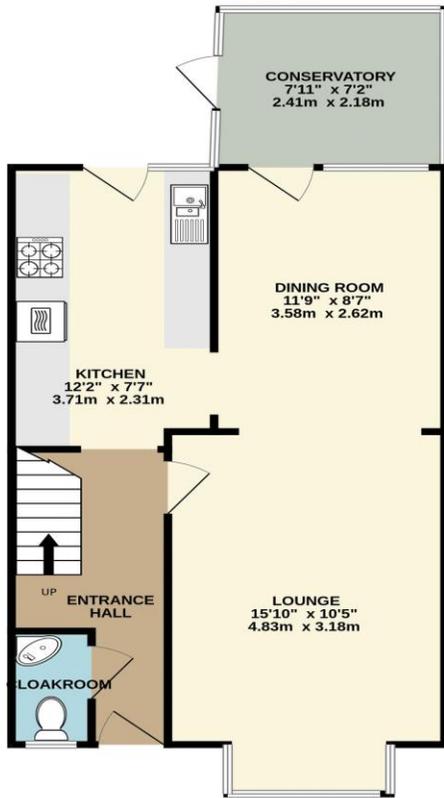
Council tax band C

Services Mains electricity, gas, water & drainage

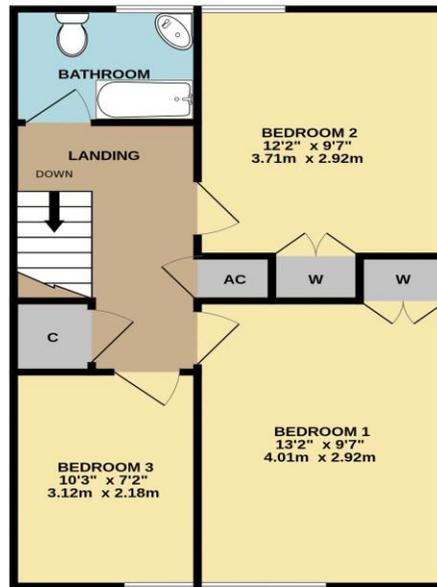
### VIEWINGS

By appointment through Weller Patrick.  
 Tel: 01489 893555

GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	