

9 BROOK STREET

Bishops Waltham SO32 1AX

Asking Price £525,000



**WELLER
PATRICK**



PROPERTY FEATURES

An attractive, well presented three bedroom house with courtyard garden and garage located a short stroll from the high street

Sitting/dining room • Kitchen/breakfast room • Cloakroom

Three bedrooms • Shower room • Rear garden • Garage

No forward chain • Viewing recommended



DESCRIPTION

Located just a short stroll from Bishops Waltham's popular high street we are pleased to offer for sale this well presented and recently redecorated three bedroom home. The property offers spacious and comfortable accommodation and is being offered for sale with no forward chain.

Located on Brook Street, a small one way street the property is in an enviable position for easy access to the array of shops and facilities that Bishops Waltham has to offer.

The accommodation offers an entrance hallway, a bright modern fitted kitchen / breakfast room, cloakroom and a spacious sitting / dining room with feature fireplace and French doors opening into the pretty courtyard garden. On the first floor there are two double bedrooms and a single bedroom as well as a shower room. Outside the property has a pretty courtyard garden with gated access at the rear and a single garage located in a small block behind.

Bishops Waltham is a desirable country town situated close to the South Downs National Park and Meon Valley villages with much open countryside nearby. The high street offers a selection of traditional shops and services plus coffee shops and eateries. The beautiful city of Winchester is within an easy drive as are both Southampton, Portsmouth and the South coast.

Early internal viewing is recommended.

DIRECTIONS

Brook Street runs parallel to the High Street.
Number 9 is at the end of the row.

Particulars prepared 1st March 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Mains electricity, gas and water. Mains drainage

VIEWINGS

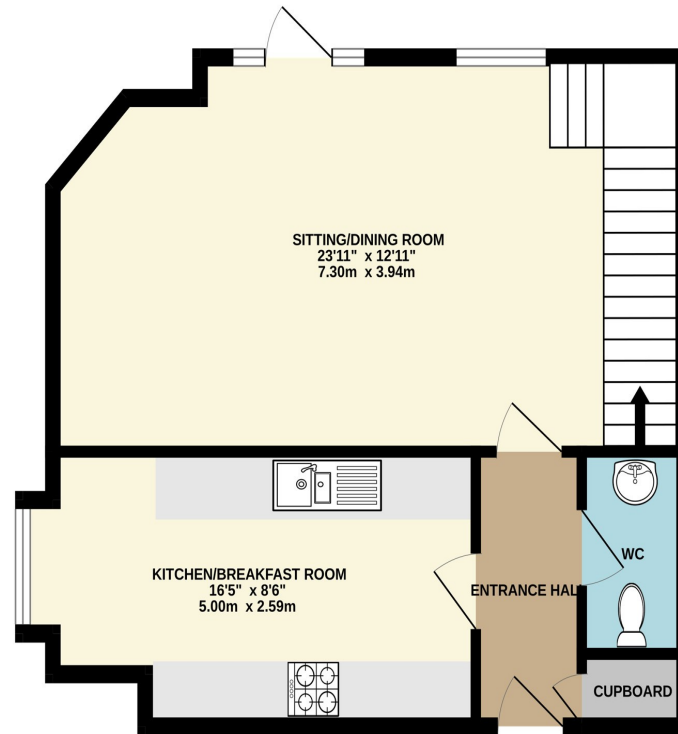
By appointment through Weller Patrick.
Tel: 01489 893555



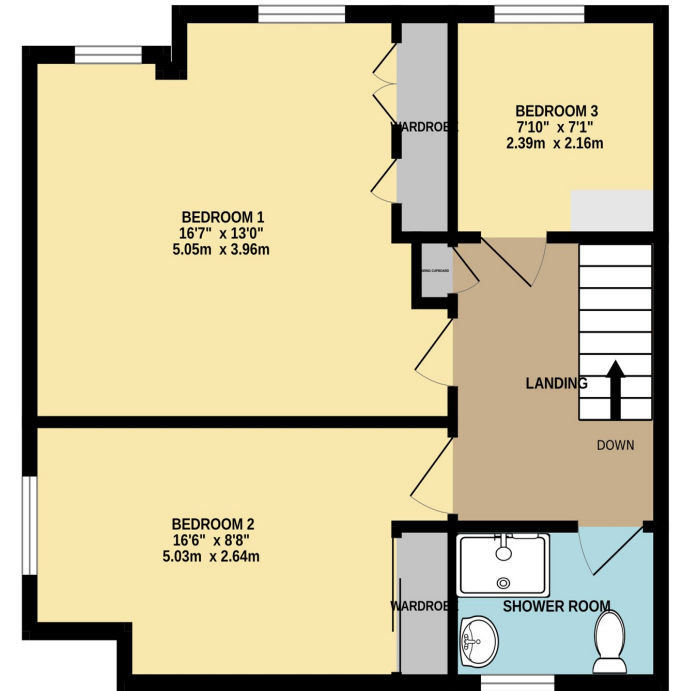



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 Bishops Waltham
 Hampshire
 SO32 1AX

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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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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