



7 Elm Road, Bishops Waltham - SO32 1JR

Offers in Region of £315,000

WHITE & GUARD



# 7 Elm Road

Bishops Waltham, Southampton

## INTRODUCTION

Positioned within Bishops Waltham and offering a lovely outlook across green space is this well-proportioned three-bedroom home. Presented in excellent condition throughout the property benefits from a modern fitted kitchen with oak counter tops, spacious lounge dining room, ground floor WC and a large storage area. Across the first floor are three good size bedrooms with a well-maintained bathroom suite. Externally the home has a large lawned front garden and an attractive rear garden laid to paving.

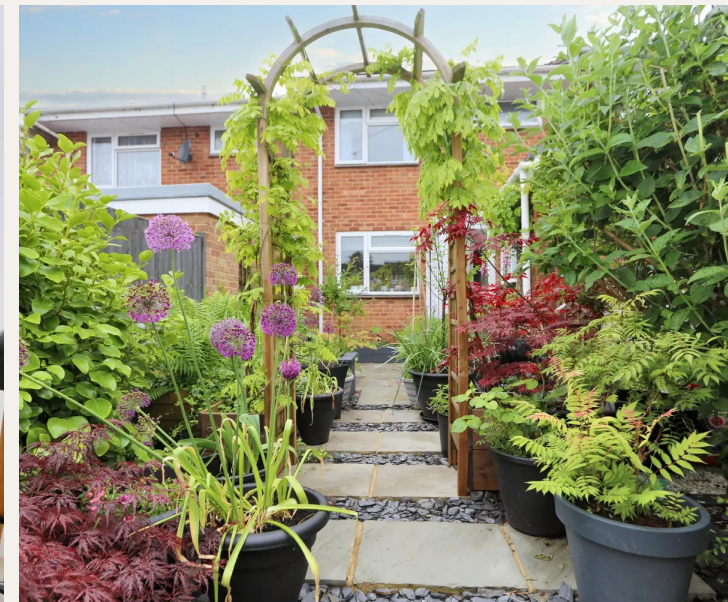
## LOCATION

The property benefits from being within walking distance of Bishops Waltham's vibrant town centre which offers a broad range of local shops boutiques, restaurants and amenities including a post office, pubs, a doctor's surgery and regular bus services. There are also beautiful walking tracks and playing fields. The neighbouring village of Botley is only minutes away 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.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TERRACE HOME
- SPACIOUS LIVING DINING ROOM
- CLOAKROOM
- MODERN KITCHEN
- THREE GOOD SIZE BEDROOMS
- ATTRACTIVE REAR GARDEN



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## INSIDE

A wooden picket fence and gate open to a lawned front garden, which has a garden path leading to an enclosed double glazed entrance porch. Within the porch is a wall mounted central heating boiler and an internal door which provides access in the lounge dining room. The spacious L shaped room has ample space for both a dedicated living and dining area, the room showcases a large double glazed window to the front elevation. The inner hall has a flight of stairs leading to the first floor, a fitted storage cupboard and provides access to a conveniently positioned WC. A lovely fitted kitchen comprises a range of matching wall and base level work units with fitted oak countertops over which incorporate an inset induction hob and ceramic sink and drainer. Further integrated appliances include a low level electric oven, fridge freezer, washing machine and dishwasher. At the rear of the house is a utility / large storage space which could be utilised as a study space or small playroom and has an adjoining lobby with double glazed roof and door leading to the rear garden.

On the first floor the landing there is a double fitted airing cupboard and loft access. The bedroom at the rear of the house is being used as the principal bedroom and is a well presented double room with fitted wardrobes. Bedroom two, also a well proportioned double room allows space for freestanding bedroom furniture, while the adjacent third bedroom is a large single / small double room. A well appointed bathroom suite comprises a P shaped bath, with electric shower over and fitted shower screen. Further to this there is a wash hand basin, WC and heated towel rail. The room also provides tiled flooring and tiled walls to the principal areas.

## OUTSIDE

The enclosed rear garden is well presented having been laid to paving and slate chippings with an array of plants and shrubs. Enclosed by wood panel fencing there is a gate providing rear pedestrian access.



## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 34-52 Mbps download speed 5 - 8 Mbps upload speed. This is based on information provided by Openreach.

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## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area  
94 sq m / 1011 sq ft



Ground Floor  
Approx 51 sq m / 548 sq ft

First Floor  
Approx 43 sq m / 462 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.