



110 Oak Road, Bishops Waltham - SO32 1EQ  
£325,000

WHITE & GUARD



# 110 Oak Road

Bishops Waltham, Southampton

## INTRODUCTION

Occupying a central Bishops Waltham location is this well-proportioned three bedroom terraced home presented in good order throughout. Showcasing a modern fitted kitchen with utility, a spacious living room, conservatory and a ground floor shower room and WC. Across the first floor are three bedrooms and a well appointed family bathroom, while externally the property benefits from well-maintained front and rear gardens.

## LOCATION

The property benefits from being within Bishops Waltham's vibrant village centre which offers a broad range of shops and local amenities including a post office, pubs, a doctor's surgery and regular bus services. 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. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TERRACED HOME
- CENTRAL VILLAGE LOCATION
- SPACIOUS LIVING ROOM
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- FAMILY BATHROOM
- WELL MAINTAINED FRONT AND REAR GARDENS







## INSIDE

A front door with adjoining double glazed obscured windows opens into the entrance hall which has stairs leading to the first floor, while a door to right hand side opens to a conveniently located WC and shower room. The principal living space provides a spacious area with double glazed windows to the front elevation while double glazed French doors to the rear open into the conservatory. An internal door then leads through to the fitted kitchen which offers a range of wall and base level units with fitted work surfaces over which incorporate an inset composite sink and drainer, gas hob and electric oven, space is provided for a fridge freezer. Extending to the rear of the property is a utility area with door leading out to the garden, further fitted work surfaces and space and plumbing for a dishwasher and tumble dryer.

The first floor landing has a fitted airing cupboard and doors lead to all rooms. The master bedroom located at the front of the house is a good size double room benefitting from fitted wardrobes and still provides space for freestanding bedroom furniture. Bedroom two also a well proportioned double room has a fitted wardrobe, while bedroom three is a good size single room with a fitted cupboard. A family bathroom suite completes the first floor accommodation and comprises a panel enclosed jacuzzi bath with mains shower over and bi-folding shower screen, WC, wash hand basin and heated towel radiator.

## OUTSIDE

To the front of the house a wooden picket fence encloses the front garden which has a paved path leading to the front door and a front garden predominantly laid to stone chipping. The rear garden provides a patio seating area which extends to a well maintained lawn with plant borders, a gate to the rear provides 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 : Gfast Fibre Broadband 265-330 Mbps download speed 25 - 50 Mbps upload speed. This is based on information provided by Openreach.

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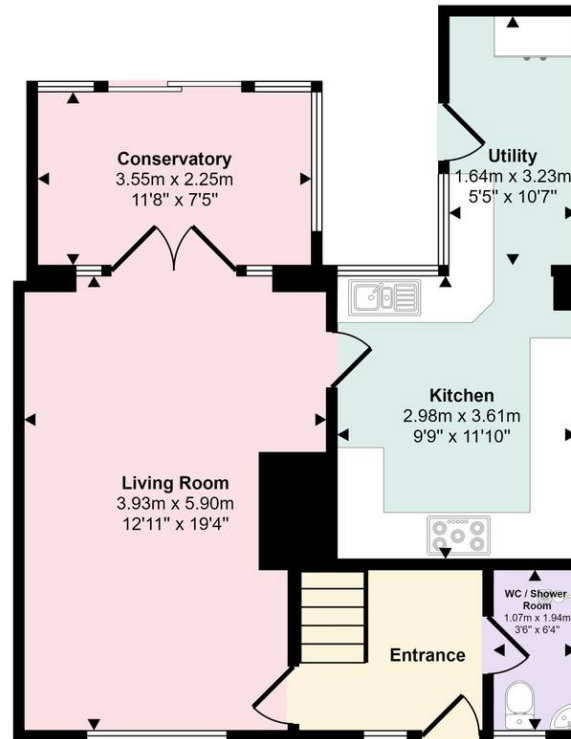
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## Disclaimer

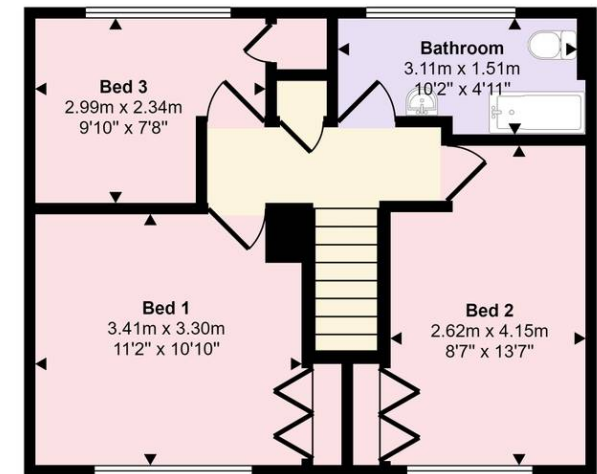
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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  
97 sq m / 1047 sq ft



Ground Floor  
Approx 56 sq m / 599 sq ft



First Floor  
Approx 42 sq m / 448 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.