



9 Brook Street, Bishops Waltham - SO32 1AX

In Excess of £425,000

WHITE & GUARD

9 Brook Street

Bishops Waltham, Southampton

Set within the centre of Bishops Waltham, this well presented three bedroom house is available for sale with no forward with chain, a garage and private rear garden. Providing spacious accommodation throughout the property showcases a lovely modern re-fitted kitchen breakfast room with quartz work surfaces and fitted appliances. The principal living space is set across the rear of the house in the form of a substantial 23ft living room. In addition to a ground floor WC, the first floor provides a re-fitted shower room and three good size bedrooms.

LOCATION

The historic market town of Bishop's Waltham is set in beautiful Hampshire countryside. A recent Village of the Year winner, its local community is vibrant and varied. The property is set in the heart of the village, which offers most shops and services. Comprehensive local amenities include infant and junior schools, swimming pool, churches, pubs, doctor's surgery; Swanmore College is 4k away. Neighbouring Botley has a mainline railway station with Winchester, Southampton and Portsmouth all close as commutes. Main M3 and M27 access routes are within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING D
- FREEHOLD
- NO FORWARD CHAIN
- THREE BEDROOM END OF TERRACED HOME
- MODERN REFITTED KITCHEN
- 23FT LIVING ROOM
- CLOAKROOM
- ENCLOSED WALLED GARDEN





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INSIDE

A double glazed composite door opens into a well presented entrance hall which has been laid to attractive wood effect tiled flooring and a panel glazed door to your left opens into a lovely modern fitted kitchen breakfast room. The kitchen itself comprises a range of matching grey gloss wall and base units with stylish quartz countertops over, that incorporate an inset sink and a four ring gas hob with fitted extractor over. Further fitted appliances include an electric oven, microwave, fridge freezer and dishwasher, while space and plumbing is provided for a washing machine. The room extends to the breakfast seating area and benefits from a feature box bay window which provides plenty of natural light. The main living space is positioned at the rear of the house, extending to 23ft the living room has a double glazed door which opens onto the private courtyard garden and there is a feature gas re with surround creating a nice focal point to the room, while a stair case to one side leads to the first floor. Completing the ground floor accommodation is a conveniently positioned cloakroom with WC, wash hand basin and tiling to the principal areas.

The first floor landing provides access to all rooms. Bedroom one, set at the back of the house is a large double bedroom which has two double glazed windows, fitted wardrobes and ample space for additional freestanding bedroom furniture. Bed two is also a well proportioned double bedroom with a range of fitted wardrobes, while bedroom three is a good size single room with built in shelving units. A well appointed shower room comprises an enclosed mains shower cubicle, WC, wash hand basin and heated towel rail. Furthermore, the shower room offers fully tiled walls and flooring, a double glazed window to the front aspect and spotlighting.

OUTSIDE

The private and enclosed walled courtyard garden is laid to paving with plant and shrub borders. A wooden gate to the rear provides pedestrian access and in turn leads to the single garage which can be accessed via an up and over door.



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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 Broadband 165-274 Mbps download speed 14 - 42 Mbps upload speed. This is based on information provided by Openreach

T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

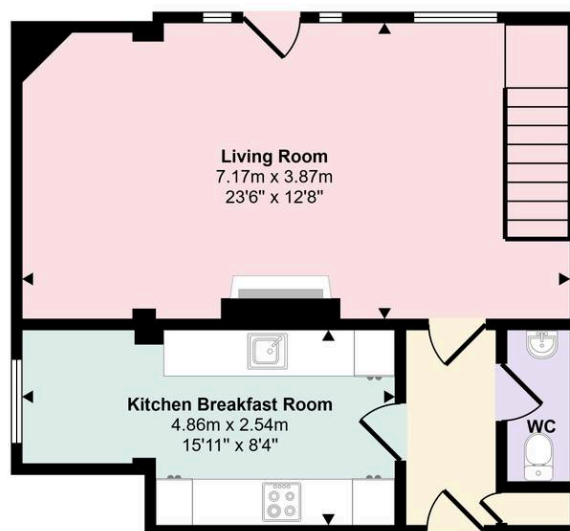
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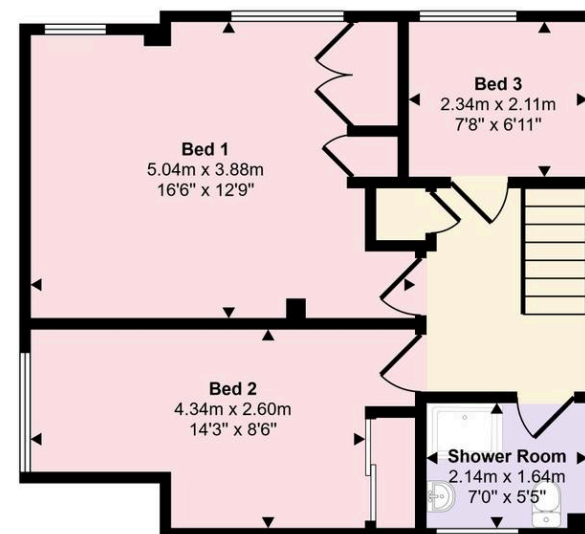
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Approx Gross Internal Area
93 sq m / 996 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 47 sq m / 506 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.