



21 Leopold Drive, Bishops Waltham - SO32 1JU

In Excess of £350,000

WHITE & GUARD



# 21 Leopold Drive

## Bishops Waltham, Southampton

Available for sale with no forward chain is this very well presented three bedroom semi-detached home set within a desirable cul-de-sac in Bishops Waltham. Benefitting from a both a driveway and garage, the internal ground floor accommodation includes a well proportioned living room, well-appointed fitted kitchen with adjacent dining room and ground floor WC. Across the first floor are three bedrooms including a notable main room with fitted wardrobes and are serviced by a family bathroom. Externally there is a low maintenance rear garden and an attractive planted front garden.

### LOCATION

The property benefits from being within only a short walk from the village centre, it's popular range of shops, pubs and eateries with the village also being within easy reach of the market town of Wickham and Botley, which also has a mainline railway station. As well as the village also being on the edge of the South Downs National Park, that offers many lovely walks and has a network of bridleways, the village is also ideally situated for access to all main motorway links enabling direct routes to Winchester, Southampton, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL TAX BAND C
- EPC GRADE TBC
- TENURE - FREEHOLD
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- FAMILY BATHROOM & WC
- MODERN WELL APPOINTED KITCHEN
- FRONT & REAR GARDEN
- GARAGE
- DRIVEWAY







## INSIDE

A double glazed front door opens into an entrance hall which has stairs case with a carpet runner leading to the first floor and a door leads to a conveniently located WC with wash hand basin. The principal living space is set to the front of the house and is a well-proportioned living room which is laid to wood effect flooring and a radiator to one wall. An archway which transitions into the dining room has double glazed sliding doors that open to the rear garden and a bi-folding internal leads into the kitchen. The modern and well appointed kitchen has a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset ceramic sink and drainer, gas hob and electric oven. Space and plumbing is provided for a slimline dishwasher and washer dryer as well as there being space for a fridge freezer.

The first floor landing has access to the loft space and doors lead to all accommodation. The master bedroom is an excellent size double room which has a good range of fitted wardrobes and still allows space for further freestanding furniture. Bedrooms two and three are both nicely sized and are set at the front of the house, the third bedroom benefits from fitted storage. A well appointed bathroom suite has a panel enclosed bath with mains shower over with bi-folding shower screen, an inset wash hand basin and WC, heated towel rail and fully tiled walls.

## OUTSIDE

To the outside a dropped kerb provides vehicular access to a good size driveway which in turn leads to a 16ft 9 garage that is accessed via an up and over door. To one side of the driveway is a front garden with retaining sleepers with plant and shrub borders. An enclosed rear garden is predominantly laid to paving. A double glazed door provides access to the garage while a wooden gate gives pedestrian access to the driveway.



## SERVICES

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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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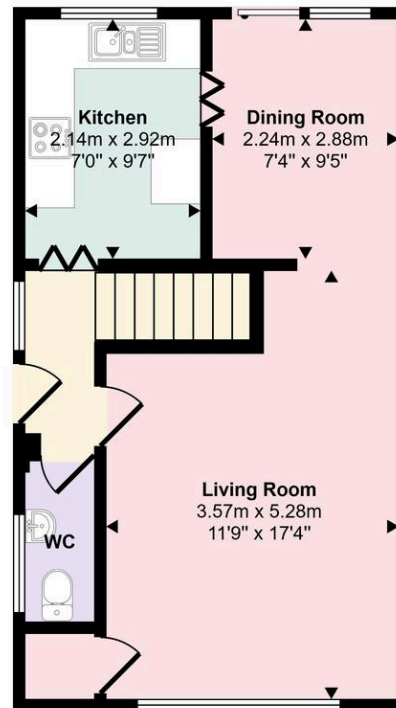
W: [whiteandguard.com](http://whiteandguard.com)

## Disclaimer

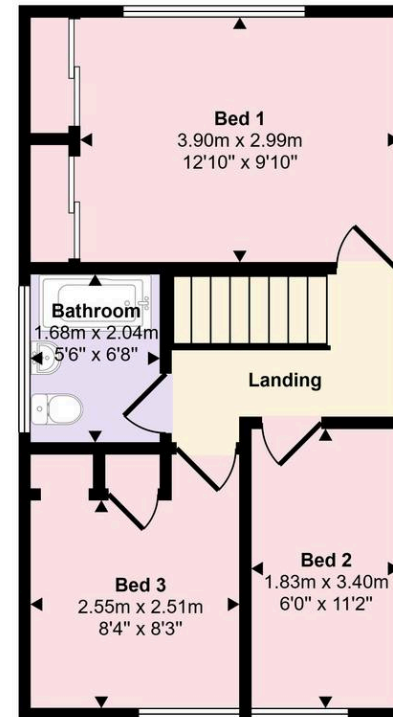
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically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



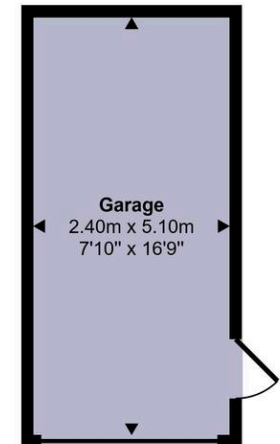
Approx Gross Internal Area  
88 sq m / 947 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft



First Floor  
Approx 38 sq m / 409 sq ft



Garage  
Approx 12 sq m / 131 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.