

1 HOPE COTTAGE

Winchester Road, Waltham Chase, SO32 2LL

Asking Price £325,000



WELLER
PATRICK



PROPERTY FEATURES

Three Bedroom Semi Detached Older House • Convenient Location • Improvement Required • Deceptively Spacious • Entrance Hall • Lounge • Dining Room • Conservatory • Kitchen • Landing • Bedroom 1 • Bedroom 2 • Bedroom 3 • Shower Room • Gas Fired Heating • Side & Rear Garden area with Parking • Situated within a short distance of Bishops Waltham
Viewing Recommended



DESCRIPTION

This three bedroom older and character semi-detached house is situated just outside Bishops Waltham in the village of Waltham Chase.

The property would for some be within walking distance of Bishops Waltham.

The property has been in the same family ownership for over 60 years.

The accommodation offered is genuinely of a good size and deceptively spacious, so viewing is recommended.

The property will benefit from improvement however does offer good sized rooms including two double bedrooms, one single and a shower room on the first floor. The ground floor includes a lounge, dining room, conservatory, kitchen and hallway. There is gas fired heating and double glazing to some windows.

The garden is to the rear and side with vehicular access and parking. There are two redundant buildings which if removed would noticeably increase the garden size.

The traditional and sought after country town of Bishops Waltham is close-by being extremely popular and desirable with a thriving community.

The most attractive high street offers a range of shops, coffee shops and services.

Schooling options are also available locally for most ages and the major south coast centres of Southampton, Winchester and Portsmouth are all within reasonable driving distance as are main line rail services from Winchester, Botley, Eastleigh or Petersfield.

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DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase & Wickham. Proceed for a short distance and the property will be seen on the left.

LOCAL AUTHORITY AND SERVICES

Winchester City Council
 Council tax band C

Services
 Mains services of Gas, Water, Drainage & Electricity are connected.

VIEWINGS

By appointment with Weller Patrick telephone 01489 893555

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	70
(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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